

Doc Number: **0817764**

02/06/2013 02:58 PM

OFFICIAL RECORDS

Requested By
NV ENERGY

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 7 Fee: \$ 20.00

Bk: 0213 Pg: 1616



Deputy: ar

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy

Land Operations (S4B20)

P.O. Box 10100

Reno, NV 89520

C30-23613

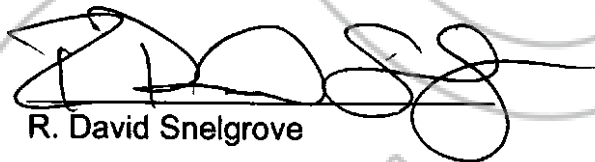
APN 1319-09-702-010

WORK ORDER # 3000113070

Grant of Easement for U/G Easement - Name of Grantor Old Town Properties, LLC

This page added to provide additional information required by NRS 111.312
Sections 1-2. (Additional recording fee applies)

The undersigned hereby affirms that the attached document, including any
exhibits, hereby submitted for recording does not contain the personal
information of any person or persons. (Per NRS 239B.030)



R. David Snelgrove

APN: 1319-09-702-010

WHEN RECORDED MAIL TO:
Land Operations Department
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

Old Town Properties, LLC (“Grantor”) for One Dollar (\$1.00) and other and good valuable consideration, receipt of which is hereby acknowledged, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy (“Grantee”), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, vaults, and other equipment, fixtures, apparatus, and improvements (“Underground Utility Facilities”) upon, over, under and through the property described in Exhibit “A” hereto and by this reference made a part of this Grant of Easement (“Easement Area 1”);
2. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements (“Additional Utility Facilities”) upon, over, under and through the property described in Exhibit “B” hereto and by this reference made a part of this Grant of Easement (“Easement Area 2”);
3. for the unrestricted passage of vehicles and pedestrians within, on, over and across Easement Area 1, Easement Area 2, and the property described in Exhibit “C” hereto and by this reference made a part of this Grant of Easement (“Easement Area 3”);
4. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area 1, Easement Area 2, and Easement Area 3; and
5. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of Easement Area 1 and Easement Area 2 as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in Easement Area 1 and Easement Area 2.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Underground Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on Easement Area 1 and/or Easement Area 2 on the date Grantor signs the Grant of Easement.

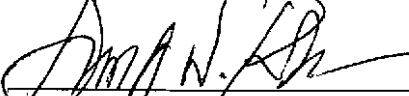
APN: 1319-09-702-010
Proj. # 3000113070
Project Name: Main Street – Town of Genoa – Old Town Properties Parcel

However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 4 above.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area 1 or Easement Area 2 without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape Easement Area 1 and Easement Area 2 for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

GRANTORS:

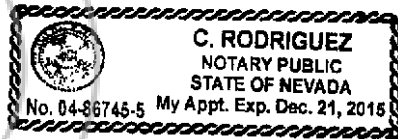
Old Town Properties, LLC


By: David W Roth
Title: Manager

STATE OF Nevada)
COUNTY OF Douglas)

This instrument was acknowledged before me on 8/30, 2012 by David W. Roth as Manager of Old Town Properties, LLC.


Signature of Notarial Officer



GRANTORS (Cont.):

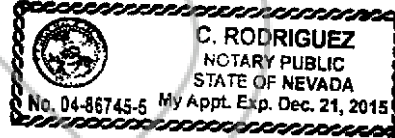
Connie L. Roth

By: Connie L. Roth
Title: Manager

STATE OF Nevada)
COUNTY OF Douglas)

This instrument was acknowledged before me on 8/30, 2012 by Connie L. Roth as Manager of Old Town Properties, LLC.

Rodriguez
Signature of Notarial Officer



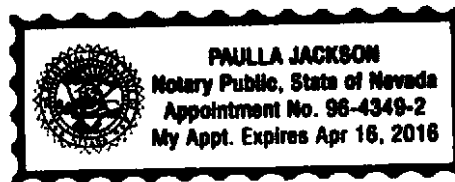
Lynn A. Brown

By: Lynn A. Brown
Title: Manager

STATE OF Nevada)
COUNTY OF Washoe)

This instrument was acknowledged before me on Sept 4, 2012 by Lynn A. Brown as Manager of Old Town Properties, LLC.

Paula Jackson
Signature of Notarial Officer



APN: 1319-09-702-010
Proj. # 3000113070
Project Name: Main Street – Town of Genoa – Old Town Properties Parcel

Exhibit A

Description of a parcel of land within a portion of the East ½ section 9, T.13N., R.19E., M.D.B. & M., Douglas County, Nevada more particularly described as follows:

Commencing at the Southeast corner of said Section 9; thence North 14°35'08"W., 2,203.78 feet to THE TRUE POINT OF BEGINNING, being the Southwest corner of said lot; thence North 01°46'59" East, 42.88 feet; thence North 07°29'37" East, 50.25 feet; thence North 46°01'07" East, 31.68 feet; thence North 84°41'32" East, 55.90 feet; thence South 68°43'41" East, 13.72 feet; thence South 01°46'59" West, 118.69 feet; thence North 87°44'50" West, 95.51 feet to THE TRUE POINT OF BEGINNING.

Said land is further shown as Lot 1 on that certain Record of Survey filed in the office of the Douglas County Recorder on July 14, 1987 in Book 787, Page 1604, as Document No. 158154, Official Records.

Assessors Parcel No. 1319-09-702-010

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED ON APRIL 3, 2000, BOOK 0400, PAGE 73, AS FILE NO. 0489216, RECORDED IN THE OFFICAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

Notwithstanding the foregoing, with respect to the Underground Utility Facilities, Easement Area 1 shall be reduced to an area ten (10) feet in width, being five (5) feet on each side of the centerline of the Underground Utility Facilities originally installed in connection with Sierra Pacific Power Company **Work Request Number: 3000113070**. Grantee may use this easement to provide service to any of its customers.

APN: 1319-09-702-010

Proj. # 3000113070

Project Name: Main Street – Town of Genoa – Old Town Properties Parcel

Exhibit B

Description of a parcel of land within a portion of the East ½ section 9, T.13N., R.19E., M.D.B. & M., Douglas County, Nevada more particularly described as follows:

Commencing at the Southeast corner of said Section 9; thence North 14°35'08"W., 2,203.78 feet to THE TRUE POINT OF BEGINNING, being the Southwest corner of said lot; thence North 01°46'59" East, 42.88 feet; thence North 07°29'37" East, 50.25 feet; thence North 46°01'07" East, 31.68 feet; thence North 84°41'32" East, 55.90 feet; thence South 68°43'41" East, 13.72 feet; thence South 01°46'59" West, 118.69 feet; thence North 87°44'50" West, 95.51 feet to THE TRUE POINT OF BEGINNING.

Said land is further shown as Lot 1 on that certain Record of Survey filed in the office of the Douglas County Recorder on July 14, 1987 in Book 787, Page 1604, as Document No. 158154, Official Records.

Assessors Parcel No. 1319-09-702-010

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED ON APRIL 3, 2000, BOOK 0400, PAGE 73, AS FILE NO. 0489216, RECORDED IN THE OFFICAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

Notwithstanding the foregoing, with respect to the Additional Utility Facilities, Easement Area 2 shall be reduced to an area that includes the Additional Utility Facilities plus three (3) feet in all directions around the perimeter of the Additional Utility Facilities.

APN: 1319-09-702-010

Proj. # 3000113070

Project Name: Main Street – Town of Genoa – Old Town Properties Parcel

Exhibit C

Description of a parcel of land within a portion of the East ½ section 9, T.13N., R.19E., M.D.B. & M., Douglas County, Nevada more particularly described as follows:

Commencing at the Southeast corner of said Section 9; thence North 14°35'08"W., 2,203.78 feet to THE TRUE POINT OF BEGINNING, being the Southwest corner of said lot; thence North 01°46'59" East, 42.88 feet; thence North 07°29'37" East, 50.25 feet; thence North 46°01'07' East, 31.68 feet; thence North 84°41'32" East, 55.90 feet; thence South 68°43'41" East, 13.72 feet; thence South 01°46'59" West, 118.69 feet; thence North 87°44'50" West, 95.51 feet to THE TRUE POINT OF BEGINNING.

Said land is further shown as Lot 1 on that certain Record of Survey filed in the office of the Douglas County Recorder on July 14, 1987 in Book 787, Page 1604, as Document No. 158154, Official Records.

Assessors Parcel No. 1319-09-702-010

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED ON APRIL 3, 2000, BOOK 0400, PAGE 73, AS FILE NO. 0489216, RECORDED IN THE OFFICAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

APN: 1319-09-702-010

Proj. # 3000113070

Project Name: Main Street – Town of Genoa – Old Town Properties Parcel