

19.

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OFFICIAL RECORDS

Requested By:  
NV ENERGY

RECORDING REQUESTED BY:

**NV Energy**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

WHEN RECORDED RETURN TO:

Page: 1 of 6 Fee: \$ 19.00  
Bk: 0613 Pg: 3074



Deputy sg

✓ **NV Energy**  
**Land Operations (S4B20)**  
**P.O. Box 10100**  
**Reno, NV 89520**

C30-23711  
APN 1220-05-000-016

WORK ORDER # 3000280383

Grant of Easement for Electric  
Grantor : F. Stodieck Family Revocable Trust

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)

Nate Hastings  
Right of Way Agent

APN: 1220-05-000-016

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

**GRANT OF EASEMENT**

Fredric C. Stodieck and Betty Jane Stodieck, Trustees of the F. Stodieck Family Revocable Trust, dated May 16, 2006 (“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

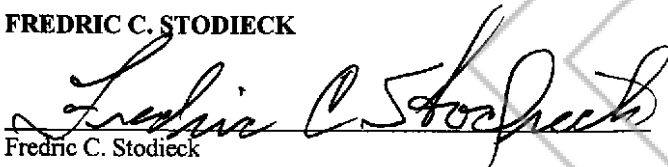
Proj. #3000280383  
Project Name: E-1327 WILHELM PL-RES-E-STODIECK  
Reference Document: 0780898  
GOE~\_DESIGN

located on Easement Area 1 and/or Easement Area 2 on the date Grantor signs the Grant of Easement. 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.

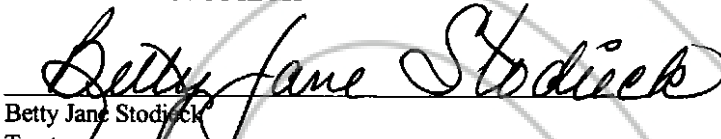
Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area 1 or Easement Area 2 without the prior written consent of Grantee, such structures and improvements to 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.

**GRANTOR:**

**FREDRIC C. STODIECK**

  
Fredric C. Stodieck  
Trustee

**BETTY JANE STODIECK**

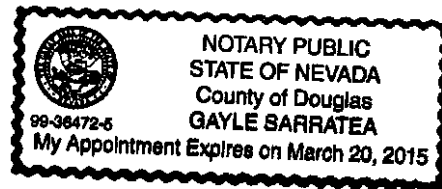
  
Betty Jane Stodieck  
Trustee

STATE OF NEVADA )  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on may 20, 2013 by Fredric C. Stodieck and Betty Jane Stodieck as Trustees of the F. Stodieck Family Revocable Trust.

  
Signature of Notarial Officer

Notary Seal area →

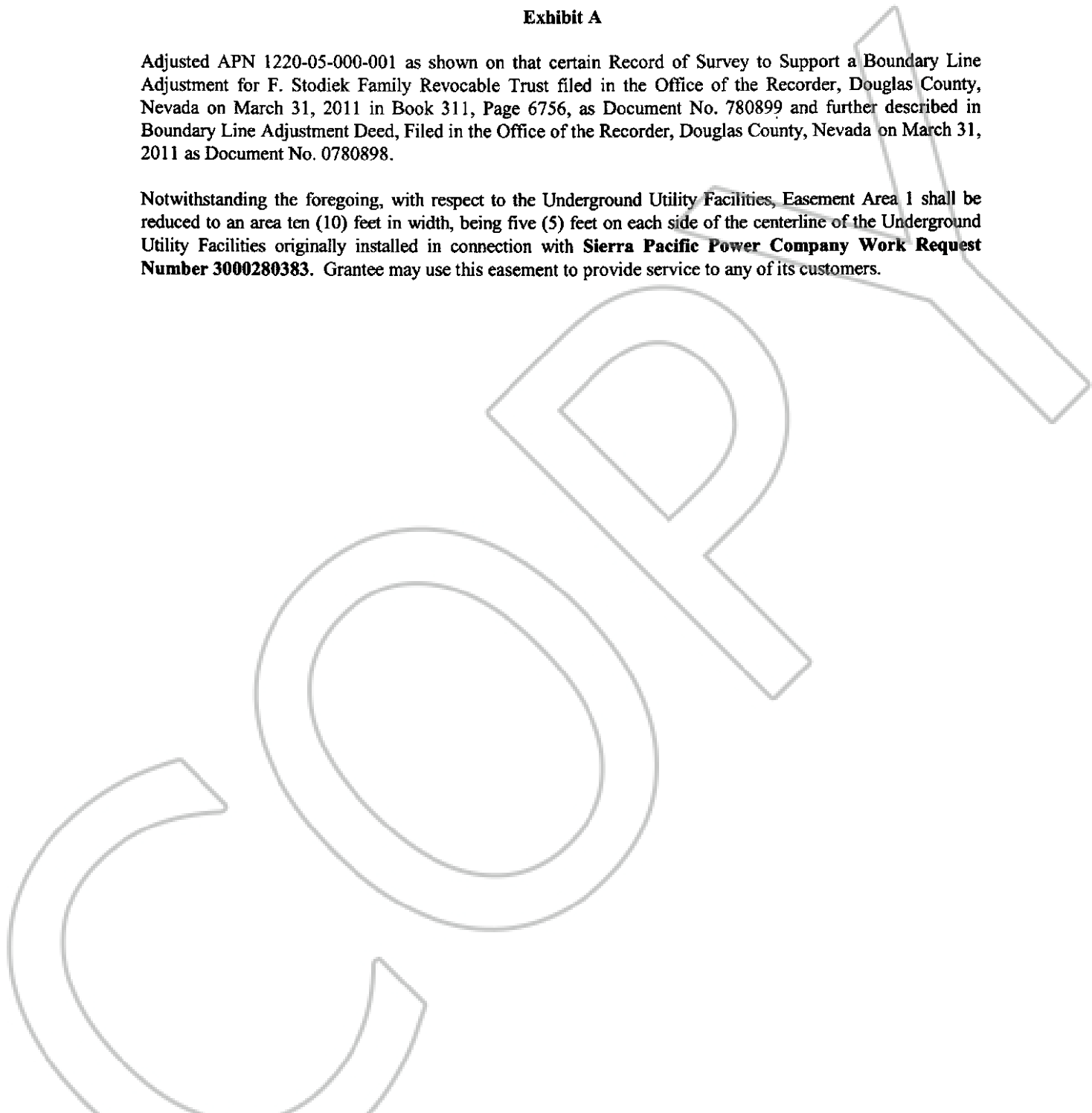


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Project Name: E-1327 WILHELM PL-RES-E-STODIECK  
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**Exhibit A**

Adjusted APN 1220-05-000-001 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for F. Stodieck Family Revocable Trust filed in the Office of the Recorder, Douglas County, Nevada on March 31, 2011 in Book 311, Page 6756, as Document No. 780899 and further described in Boundary Line Adjustment Deed, Filed in the Office of the Recorder, Douglas County, Nevada on March 31, 2011 as Document No. 0780898.

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 3000280383**. Grantee may use this easement to provide service to any of its customers.

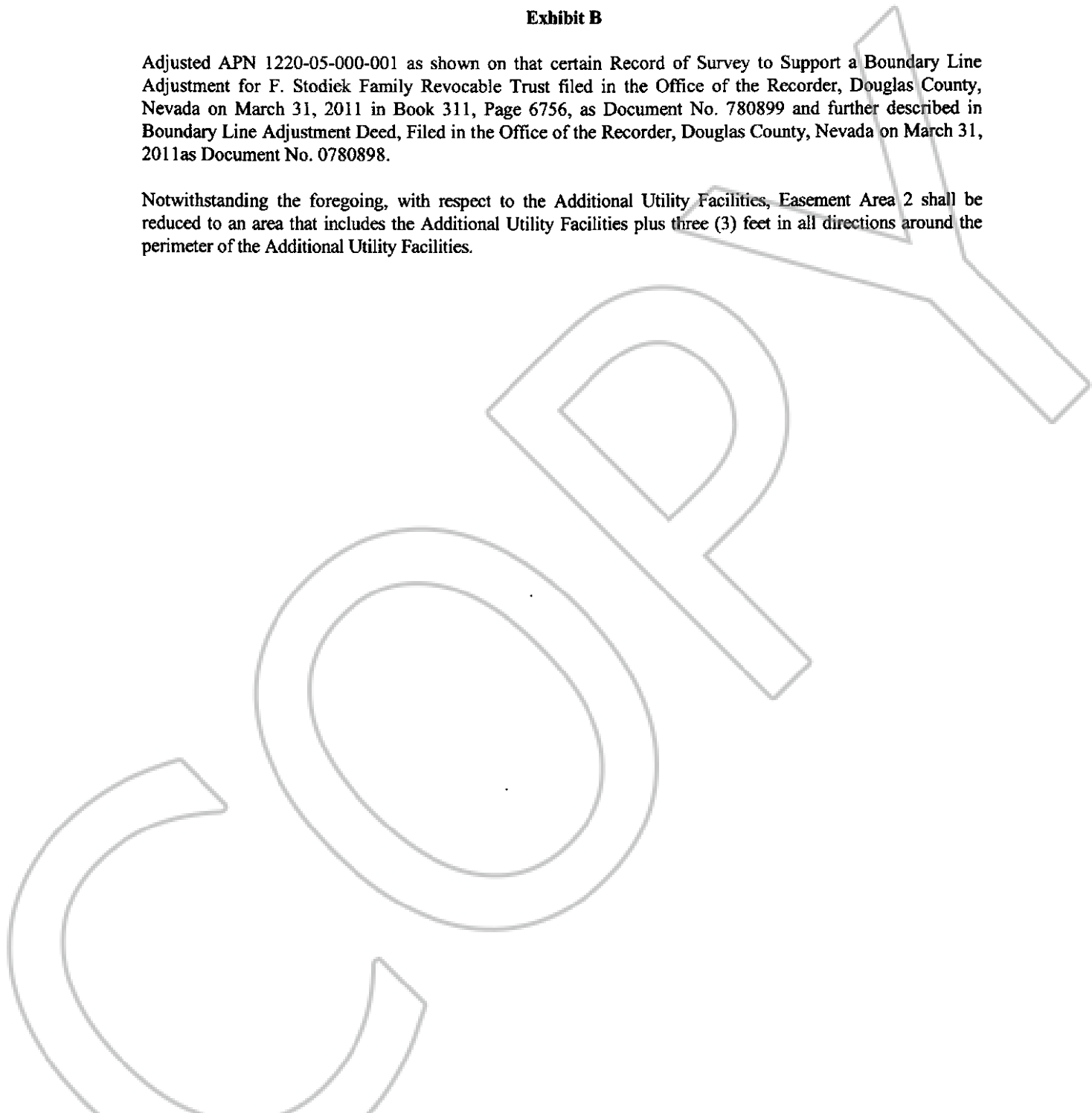


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**Exhibit B**

Adjusted APN 1220-05-000-001 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for F. Stodieck Family Revocable Trust filed in the Office of the Recorder, Douglas County, Nevada on March 31, 2011 in Book 311, Page 6756, as Document No. 780899 and further described in Boundary Line Adjustment Deed, Filed in the Office of the Recorder, Douglas County, Nevada on March 31, 2011 as Document No. 0780898.

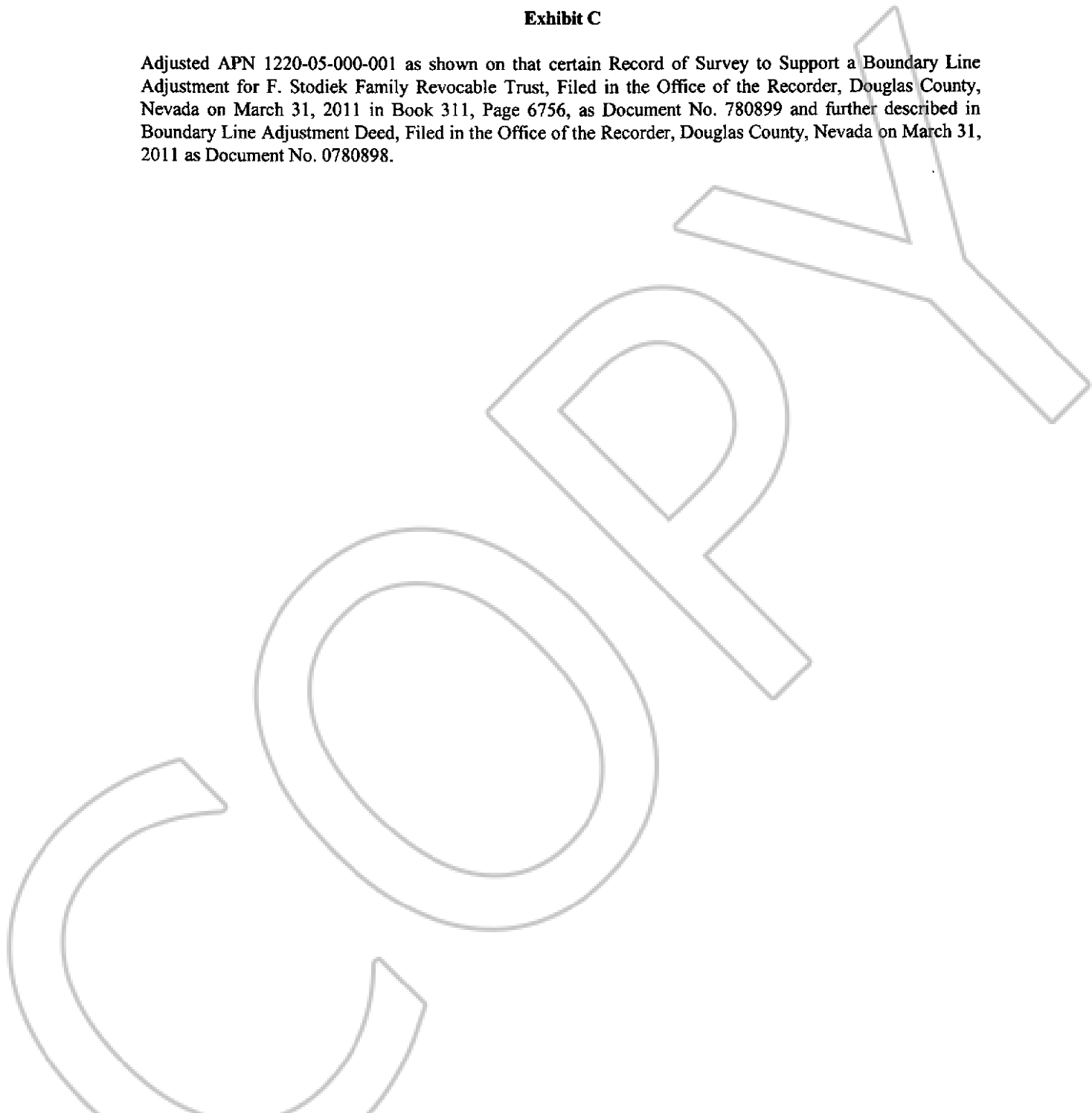
Notwithstanding the foregoing, with respect to the Additional Utility Facilities, Easement Area 2 shall be reduced to an area that includes the Additional Utility Facilities plus three (3) feet in all directions around the perimeter of the Additional Utility Facilities.



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**Exhibit C**

Adjusted APN 1220-05-000-001 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for F. Stodiek Family Revocable Trust, Filed in the Office of the Recorder, Douglas County, Nevada on March 31, 2011 in Book 311, Page 6756, as Document No. 780899 and further described in Boundary Line Adjustment Deed, Filed in the Office of the Recorder, Douglas County, Nevada on March 31, 2011 as Document No. 0780898.



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