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11/18/2013 03:58 PM

OFFICIAL RECORDS

Requested By:  
NV ENERGY

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 8 Fee: \$ 21.00

Bk: 1113 Pg: 3742



Deputy. sg

RECORDING REQUESTED BY:

**NV Energy**

WHEN RECORDED RETURN TO:

**NV Energy**

**Land Operations (S4B20)**

**P.O. Box 10100**

**Reno, NV 89520**

C30-23757

APN 1219-14-002-83

WORK ORDER # 3000238733

Grant of Easement for Electric  
Grantor : Michael & Debra Brown

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: 1219-14-002-83

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

**GRANT OF EASEMENT**

Michael R. Brown and Debra L. Brown, husband and wife as joint tenants with right of survivorship, ("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. #3000238733  
Project Name: E-810 EAGLE MEADOWS LN-RES-E-BROWN  
Reference Document: 798089  
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:**

**MICHAEL R. BROWN**

*Michael R. Brown*  
\_\_\_\_\_  
Michael R. Brown  
Owner

**DEBRA L. BROWN**

*Debra L. Brown*  
\_\_\_\_\_  
Debra L. Brown  
Owner

STATE OF Texas )  
COUNTY OF Harris )

This instrument was acknowledged before me on July 20, 2013 by Michael R. Brown and Debra L. Brown as owners of attached property.

*Kyle Andre Parrilla*  
\_\_\_\_\_  
Signature of Notarial Officer

Notary Seal area →



APN: 1219-14-002-083  
Proj. #3000238733  
Project Name: E-810 EAGLE MEADOWS LN-RES-E-BROWN  
Reference Document: 798089  
GOE DESIGN

Exhibit A

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

**PARCEL 1:**

**Adjusted Parcel 7 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220 more particularly described as follows:**

**Commencing at the Northwest corner of Parcel 1 as shown on the Map of Division into large Parcels for Nathan and Cindy Leising recorded September 6, 1995 in the office of Recorder, Douglas County, Nevada, as Document No. 369848; thence South 07°08'29" East, 1647.30 feet; thence South 23°42'20" West, 648.55 feet to the POINT OF BEGINNING; thence North 73°25'14" East, 641.64 feet; thence North 89°48'28" East, 634.00 feet; thence South 06°50'37" East, 666.68 feet; thence South 83°40'37" West, 1267.82 feet; thence North 06°19'23" West 620.12 feet to the POINT OF BEGINNING.**

**EXCEPTING THEREFROM a parcel of land located within a portion of Sections 13, 14, 23 and 24, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:**

**Commencing at the Easterly corner common to Adjusted Parcel 7 and Adjusted Parcel 8 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220, the POINT OF BEGINNING;**

**Thence along the common boundary of said Adjusted Parcel 7 and Adjusted Parcel 8, South 83°40'37" West, 385.50 feet;**

**Thence North 06°50'37" West, 113.00 feet;**

**Thence North 83°40'37" East, 385.50 feet;**

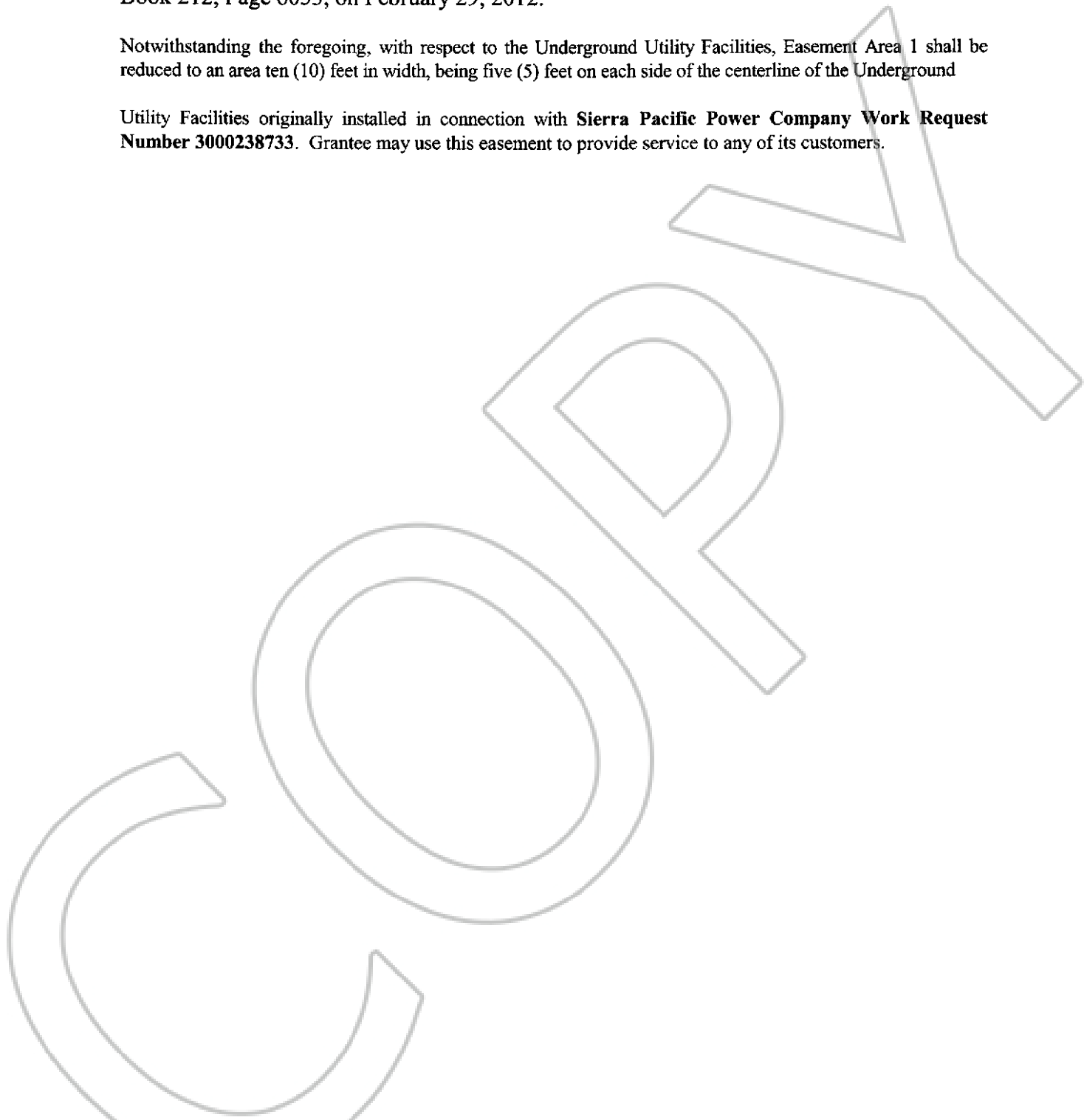
**Thence along the Easterly boundary of said Adjusted Parcel 7, South 06°50'37" East, 113.00 feet to the POINT OF BEGINNING.**

Per NRS 111.312, this legal description was previously recorded at Document No. 798089,

Book 212, Page 6053, on February 29, 2012.

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 3000238733**. Grantee may use this easement to provide service to any of its customers.



**Exhibit B**

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

**PARCEL 1:**

**Adjusted Parcel 7 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220 more particularly described as follows:**

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**EXCEPTING THEREFROM a parcel of land located within a portion of Sections 13, 14, 23 and 24, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:**

**Commencing at the Easterly corner common to Adjusted Parcel 7 and Adjusted Parcel 8 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220, the POINT OF BEGINNING;**

**Thence along the common boundary of said Adjusted Parcel 7 and Adjusted Parcel 8, South 83°40'37" West, 385.50 feet;**

**Thence North 06°50'37" West, 113.00 feet;**

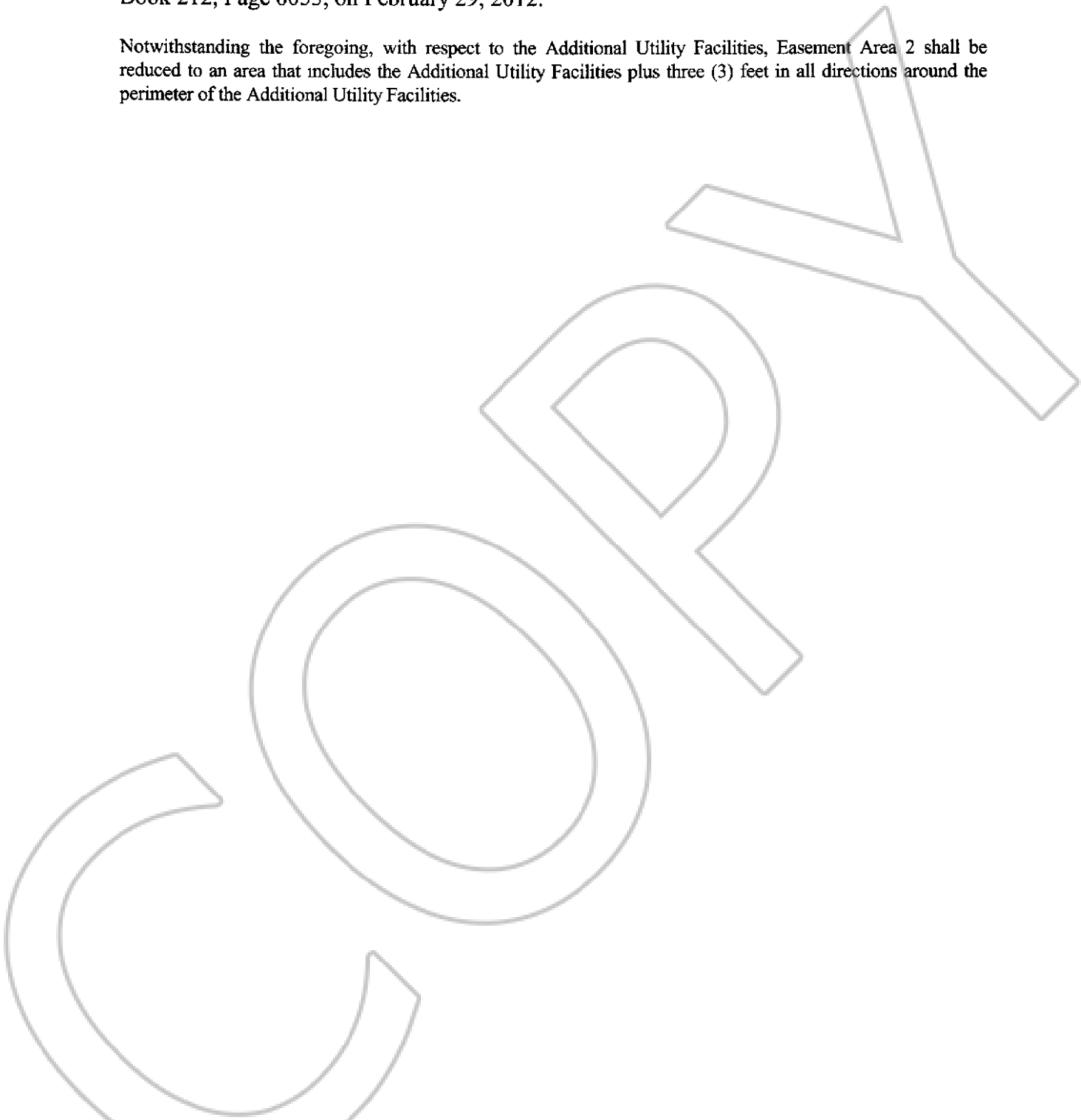
**Thence North 83°40'37" East, 385.50 feet;**

**Thence along the Easterly boundary of said Adjusted Parcel 7, South 06°50'37" East, 113.00 feet to the POINT OF BEGINNING.**

Per NRS 111.312, this legal description was previously recorded at Document No. 798089,

Book 212, Page 6053, on February 29, 2012.

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.



**Exhibit C**

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

**PARCEL 1:**

**Adjusted Parcel 7 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220 more particularly described as follows:**

**Commencing at the Northwest corner of Parcel 1 as shown on the Map of Division into large Parcels for Nathan and Cindy Leising recorded September 6, 1995 in the office of Recorder, Douglas County, Nevada, as Document No. 369848; thence South 07°08'29" East, 1647.30 feet; thence South 23°42'20" West, 648.55 feet to the POINT OF BEGINNING; thence North 73°25'14" East, 641.64 feet; thence North 89°48'28" East, 634.00 feet; thence South 06°50'37" East, 666.68 feet; thence South 83°40'37" West, 1267.82 feet; thence North 06°19'23" West 620.12 feet to the POINT OF BEGINNING.**

**EXCEPTING THEREFROM a parcel of land located within a portion of Sections 13, 14, 23 and 24, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:**

**Commencing at the Easterly corner common to Adjusted Parcel 7 and Adjusted Parcel 8 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220, the POINT OF BEGINNING;**

**Thence along the common boundary of said Adjusted Parcel 7 and Adjusted Parcel 8, South 83°40'37" West, 385.50 feet;**

**Thence North 06°50'37" West, 113.00 feet;**

**Thence North 83°40'37" East, 385.50 feet;**

**Thence along the Easterly boundary of said Adjusted Parcel 7, South 06°50'37" East, 113.00 feet to the POINT OF BEGINNING.**

Per NRS 111.312, this legal description was previously recorded at Document No. 798089, Book 212, Page 6053, on February 29, 2012.