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Doc Number: **0839090**

03/05/2014 03:34 PM

OFFICIAL RECORDS

Requested By
NV ENERGY

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 6 Fee: \$ 19.00

Bk: 0314 Pg: 538



Deputy: sd

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy

Land Operations (S4B20)

P.O. Box 10100

Reno, NV 89520

C30- 23937

APN 1219-12-001-011 & 1219-12-001-012

WORK ORDER # 3000259580

Grant of Easement for Electric

Grantor : Willow Stay Ranch II, 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)

Nate Hastings
Right of Way Agent

APN: 1219-12-001-011 & 1219-12-001-012

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

GRANT OF EASEMENT

Willow Stay Ranch II, LLC, a Nevada Limited Liability Company, ("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 aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements ("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");
2. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Easement Area and the property described in Exhibit "B" hereto and by this reference made a part of this Grant of Easement (the "Property");
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area and the Property; and
4. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area 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 without the prior written consent of Grantee (which Grantee will not unreasonably withhold), such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage

Proj. # 3000259580
Project Name: E-100 SARMAN LANE-RES-E-ANKER
Reference Document: 0815032
GOE

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 the Easement Area 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:

Willow Stay Ranch II, LLC

Alton Anker Owner

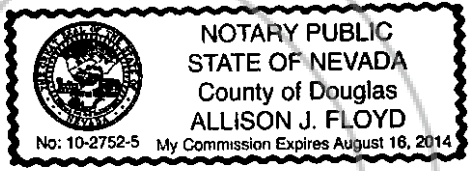
By: Alton Anker
Title:

STATE OF Nevada)
COUNTY OF Douglas)

This instrument was acknowledged before me on Feb 13, 2014 by Alton Anker as Owner of Willow Stay Ranch II, LLC.

Allison J. Floyd
Signature of Notarial Officer

Seal Area →



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Reference Document: 0815032
GOE



W.O. 3000259580
Willow Stay Ranch II, LLC
APN: 1219-12-001-011 and 1219-12-001-012

EXHIBIT "A"
EASEMENT

A portion of the North half of Section 12, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Parcels 5A and 5B on the Map of Division Into Large Parcels for Alton A. & Susan L. Anker and the Ranch at Gardnerville, LLC, recorded as Document Number 721657 on April 17, 2008, Official Records of Douglas County, Nevada; more particularly described as follows:

An easement, 15 feet in width, lying 7.5 feet on each side of the following described centerline:

Commencing at a Found 1939 USGLO Brass Cap Witness Corner, North 03°10'00" East, 29.04 feet from the Southwest corner of Section 12, Township 12 North, Range 19 East, M.D.M., Douglas County Nevada;

Thence North 15°10'02" East, 5041.94 feet to the POINT OF BEGINNING;

Thence South 81°57'40" East, 168.13 feet;

Thence South 00°59'04" West, 957.94 feet;

Thence South 89°53'42" East, 1196.78 feet to the terminus of this description.

The sidelines of said easement are to be extended or truncated as to terminate at angle points.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 25 feet from poles so supported.

Said Easement contains 34872 square feet of land more or less.

See Exhibit "B" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said Parcel Map.

Prepared By: Leland Johnson

EXHIBIT B

SECTION 1
SECTION 12

EXISTING
POWERLINE
DOUGLAS CO.
BK. G. PG. 452

S81°57'40"E
168.13'

P.O.B.

WILLOW STAY RANCH II LLC
APN: 1219-12-001-011
DOC. NO.: 721657
EASEMENT AREA: 34272 SF±

HEISE LAND & LIVESTOCK CO.
APN: 1219-12-001-002

N15°10'02"E
5041.94'

S0°59'04"W
957.94'

S89°53'42"E
1196.78'

11 12
14 13

N

P.O.C.
FND 1939 USGLO
BRASS CAP WC
SW SECT. 12
N03°10'00"E, 29.04'

WILLOW STAY RANCH II LLC
APN: 1219-12-001-012
DOC. NO.: 721657
EASEMENT AREA: 600 SF±

FND 1939 USGLO
BRASS CAP WC
SE SECT. 12
N00°03'00"W, 36.96'

S34°05'09"E
4666.25'
12 7
13 18



SCALE: 1" = 300'



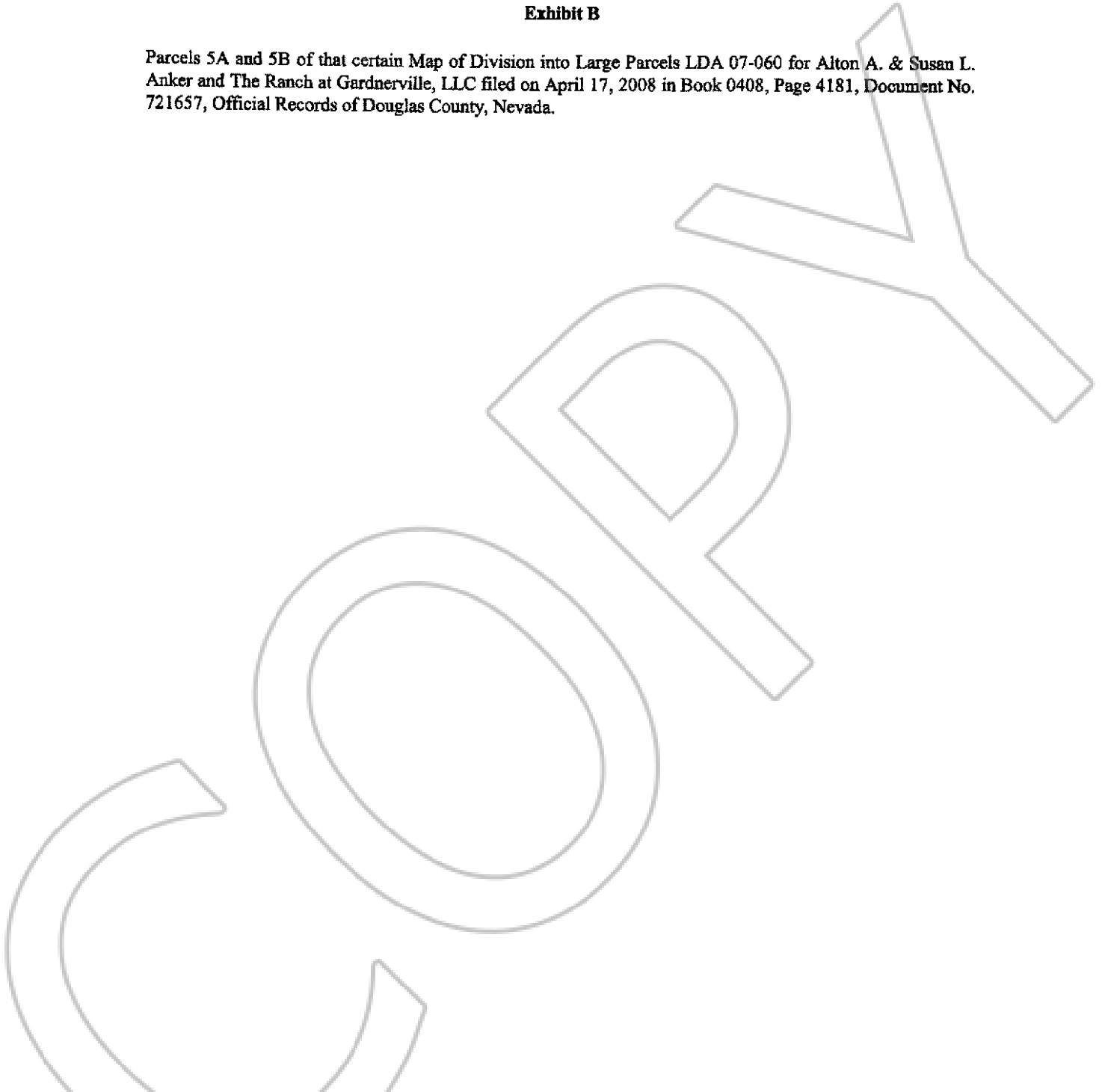
6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP	
EASEMENT	
WILLOW STAY RANCH II LLC	
A.P.N. 1219-12-001-011 & 012	
SEC. 12, T. 12 N., R. 19 E., M.D.M.	
DOUGLAS COUNTY	
NEVADA	
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K:\survey\CSE\Cse_Cad\3000259580 Sarman Ln (Douglas)\dwg
259580 - Sarman Ln.dwg <125679> 01Oct13-08:48

Exhibit B

Parcels 5A and 5B of that certain Map of Division into Large Parcels LDA 07-060 for Alton A. & Susan L. Anker and The Ranch at Gardnerville, LLC filed on April 17, 2008 in Book 0408, Page 4181, Document No. 721657, Official Records of Douglas County, Nevada.



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