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Doc Number: **0840595**

04/03/2014 02:49 PM

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: 0414 Pg: 642



Deputy: gb

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

C30-
APN 1320-32-101-009
WORK ORDER # 3000370265

Grant of Easement for Electric
Grantor : Hellwinkle Family 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: 1320-32-101-009

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

Hellwinkel Family LLC
PO Box 7
Minden, NV 89423

GRANT OF EASEMENT

Hellwinkel Family 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.

Proj. # 3000370265
Project Name: E-1595 ESMERALDA AVE-CASINO-COML-E-C.O.D. CASINO CORP
Reference Document: 0714926
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:

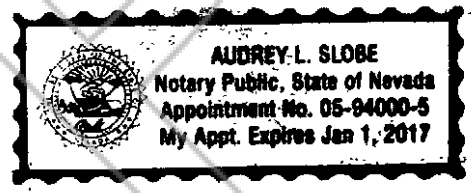
HELLWINKEL FAMILY LLC

Robert D. Hellwinkel
By: **ROBERT D. HELLWINKEL**
Title: **MANAGER**

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on Feb 12, 2014 by Robert D Hellwinkel as Manager of Hellwinkel Family LLC.

Audrey L. Slobe
Signature of Notarial Officer



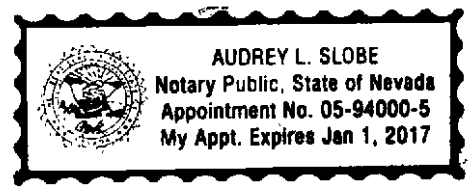
Seal Area →

Martena N. Hellwinkel
By: **MARLENA N. HELLWINKEL**
Title: **MANAGER**

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on Feb 12, 2014 by Martena N. Hellwinkel as Manager of Hellwinkel Family LLC.

Audrey L. Slobe
Signature of Notarial Officer



Seal Area →



W.O. 3000370265
Hellwinkel Family, LLC.
APN: 1320-32-101-009

EXHIBIT "A"
EASEMENT

A portion of the Northwest quarter of Section 32, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land shown as Adjusted Parcel 2 on the Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Family Limited Partnership, recorded as Document Number 615769 on June 10, 2004, Official Records of Douglas County, Nevada; more particularly described as follows:

Commencing at a Found ½" Rebar marking the Southeast corner of said Parcel;

Thence along the property line of said parcel South 58°38'00" West, 19.38 feet to the POINT OF BEGINNING;

Thence continuing along said property line South 58°38'00" West, 121.85 feet to the South corner of said parcel;

Thence along the property line of said parcel North 31°22'00" West, 8.25 feet;

Thence leaving said property line North 57°48'43" East, 119.67 feet;

Thence North 14°24'47" West, 14.25 feet;

Thence North 75°35'13" East, 5.00 feet;

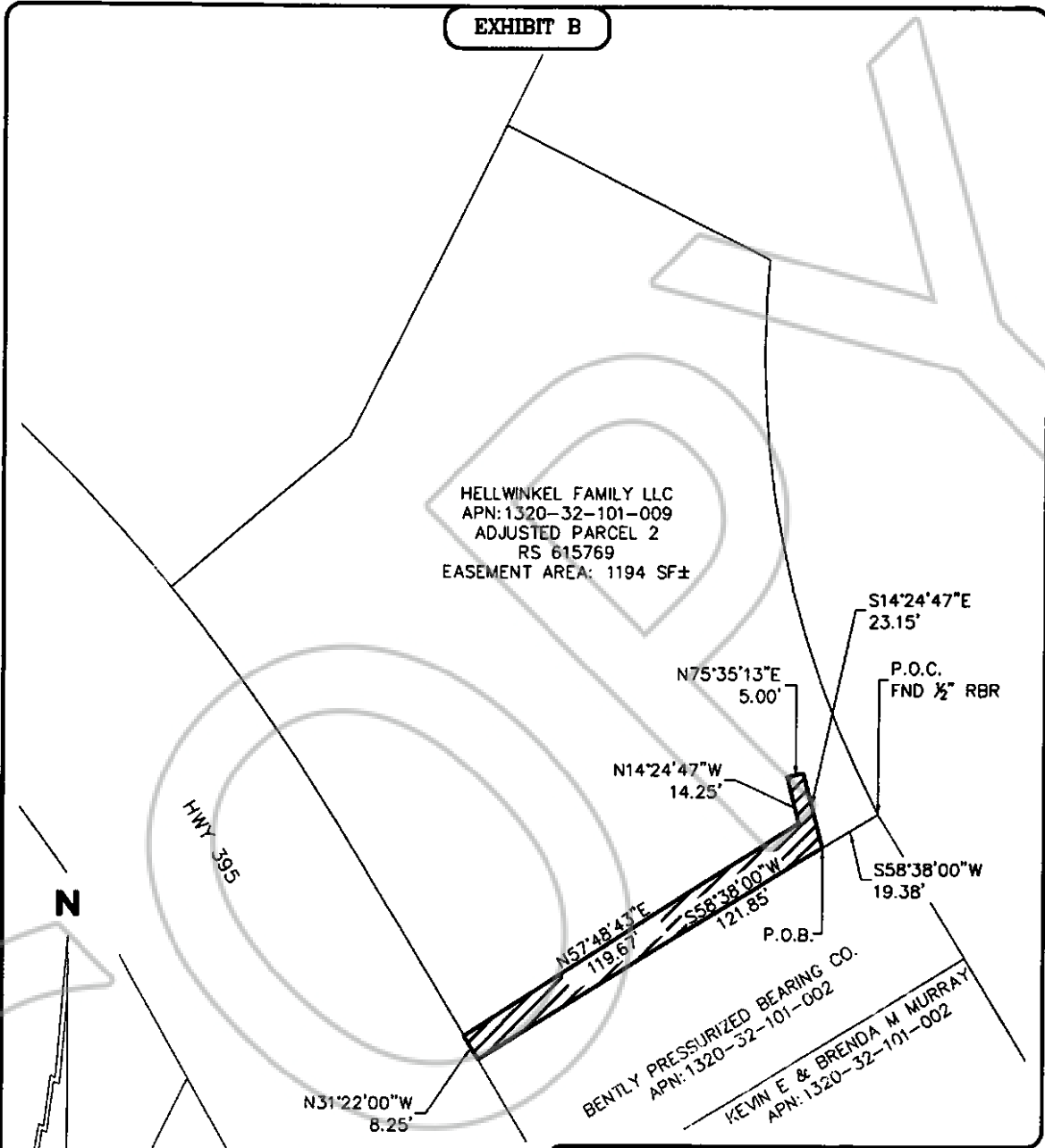
Thence South 14°24'47" East, 23.15 feet to the POINT OF BEGINNING and the terminus of this description.

Said Easement contains 1194 square feet more or less.

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

The Basis of Bearings for this Exhibit is said Record of Survey.

Prepared By: Leland Johnson



N



SCALE: 1" = 50'

K:\survey\CSE\Cse_Cod\12-CSE-Archiv\2013 Archi.e\300C37C275 1595 Esmeralda A-e\diag\330C37265 Esmeralda 7-re.dwg d:\25679> 03Feb14-10-12


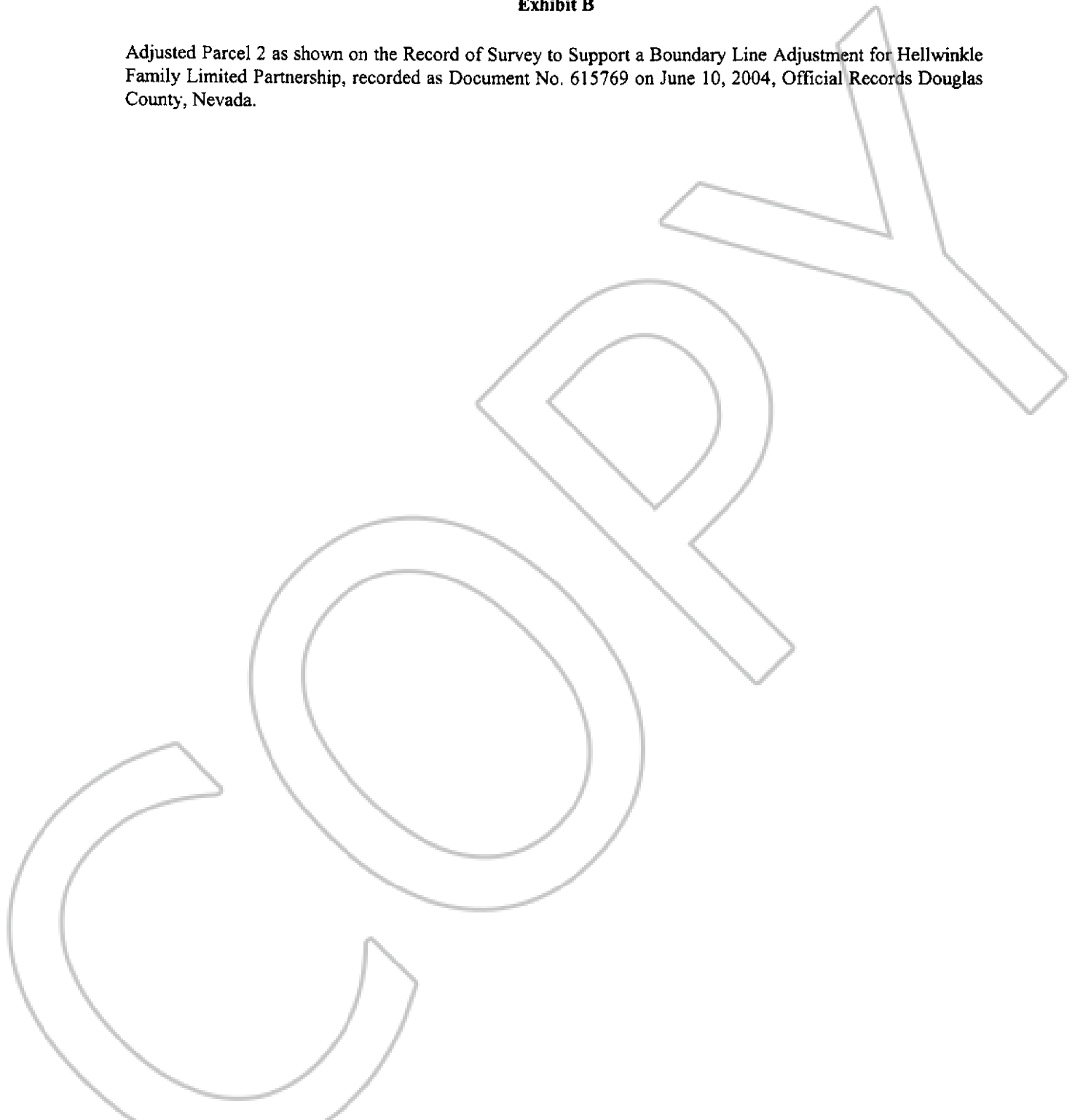
	6100 NEIL RD. RENO, NV 89511 775-834-4011
	EXHIBIT MAP EASEMENT HELLWINKEL FAMILY LLC A.P.N.: 1320-32-101-009
SEC. 32, T. 13 N., R. 20 E., M.D.M. MINDEN DOUGLAS COUNTY NEVADA	
2/3/2014	PAGE 1 OF 1

Exhibit B

Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Hellwinkle Family Limited Partnership, recorded as Document No. 615769 on June 10, 2004, Official Records Douglas County, Nevada.



APN: 1320-32-101-009

Proj. # 3000370265

Project Name: E-1595 ESMERALDA AVE-CASINO-COML-E-C.O.D. CASINO CORP

Reference Document: 0714926

GOE