

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy

Property Services (S4B20)

P.O. Box 10100

Reno, NV 89520



00008280201508571210070076

KAREN ELLISON, RECORDER

C30- *24107*

APN 1221-09-001-004

WORK ORDER # 3000808265

Grant of Easement for Electric

Grantor : Randolf J. & Mona R. McConville

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
Senior Right of Way Agent

APN(s): 1221-09-001-004

WHEN RECORDED MAIL TO:

Property Services
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

Randolph J. and Mona R. McConville, husband and wife, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of themselves and their successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and 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 legally described and generally depicted in Exhibit A attached 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 legally described in Exhibit B attached 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;
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 Utility 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, such structures and improvements to include, but not be limited to, drainage,

RW# NH22970

Proj. # 3000808265

Project Name: E-1156 JACOBSEN LN-RES-E-MCCONVILLE

Reference Document: Doc. No. 832480 in the office of the Douglas County Recorder, State of Nevada

GOE

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 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.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

APN(s): 1221-09-001-004

RW# NH22970

Proj. # 3000808265

Project Name: E-1156 JACOBSEN LN-RES-E-MCCONVILLE

Reference Document: Doc. No. 832480 in the office of the Douglas County Recorder, State of Nevada

GOE

GRANTOR:

Randolph J. McConville
By: Randolph J. McConville

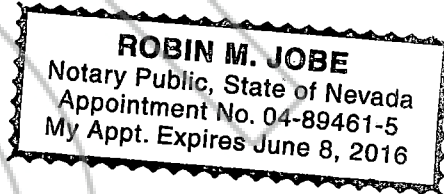
Mona R. McConville
By: Mona R. McConville

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss.

This instrument was acknowledged before me on DEC 4TH, 2014 by Randolph J. McConville as property owner.

Robin M. Jobe
Signature of Notarial Officer

Notary Seal Area →

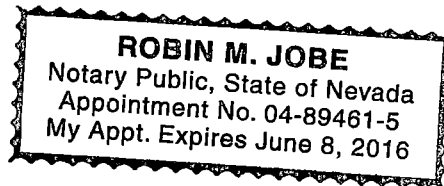


STATE OF NEVADA)
COUNTY OF DOUGLAS) ss.

This instrument was acknowledged before me on DEC 4TH, 2014 by Mona R. McConville as property owner.

Robin M. Jobe
Signature of Notarial Officer

Notary Seal Area →



APN(s): 1221-09-001-004
RW# NH22970
Proj. # 3000808265

Project Name: E-1156 JACOBSEN LN-RES-E-MCCONVILLE

Reference Document: Doc. No. 832480 in the office of the Douglas County Recorder, State of Nevada
GOE



W.O. 3000808265

Randolph J. and Mona R. McConville

APN: 1221-09-001-004

EXHIBIT "A"
EASEMENT

A portion of the Southwest quarter of Section 9, Township 12 North, Range 21 East, M.D.M., Douglas County, Nevada; situated within the Parcel of land shown as Adjusted Parcel "A" on the Record of Survey for Marie H. and George L. Snaveley Trust, recorded as Document Number 416724 on July 8, 1997, 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 ½" Pipe marking the southernmost corner of said Parcel;

Thence North 84°36'07" West, 361.38 feet to the southwesterly property line of said Parcel and the **True Point of Beginning**;

Thence North 37°34'26" East, 98.96 feet to the **Terminus of This Description**.

The sidelines of said easement are to be extended or truncated as terminate on the southwesterly property line of said Parcel.

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 1484 square feet of land more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

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

Prepared By: Leland Johnson

EXHIBIT A-1

ROBERTO & MARY Y
LARA
1221-09-001-002

RANDOLPH J. AND
MONA R. MCCONVILLE
APN: 1221-09-001-004
ADJUSTED PARCEL "A"
RS 416724
EASEMENT AREA: 1484 ±

N37°34'26"E
98.96'
15'

P.O.B.

N84°36'07"W
361.38'

P.O.C.
FND 1/2" PIPE

BENTLY FAMILY LTD
PARTNERSHIP
1221-09-001-005

N



SCALE: 1" = 100'

S:\Survey\CSE\Cse_Cad\3000828265 - Jacobsen Ln\dwg\
3000828265 - 1156 Jacobsen Ln.dwg <|j25679> 03Nov14-14:45



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

EXHIBIT MAP
EASEMENT

RANDOLPH J. AND MONA R. MCCONVILLE
A.P.N.: 1221-09-001-004

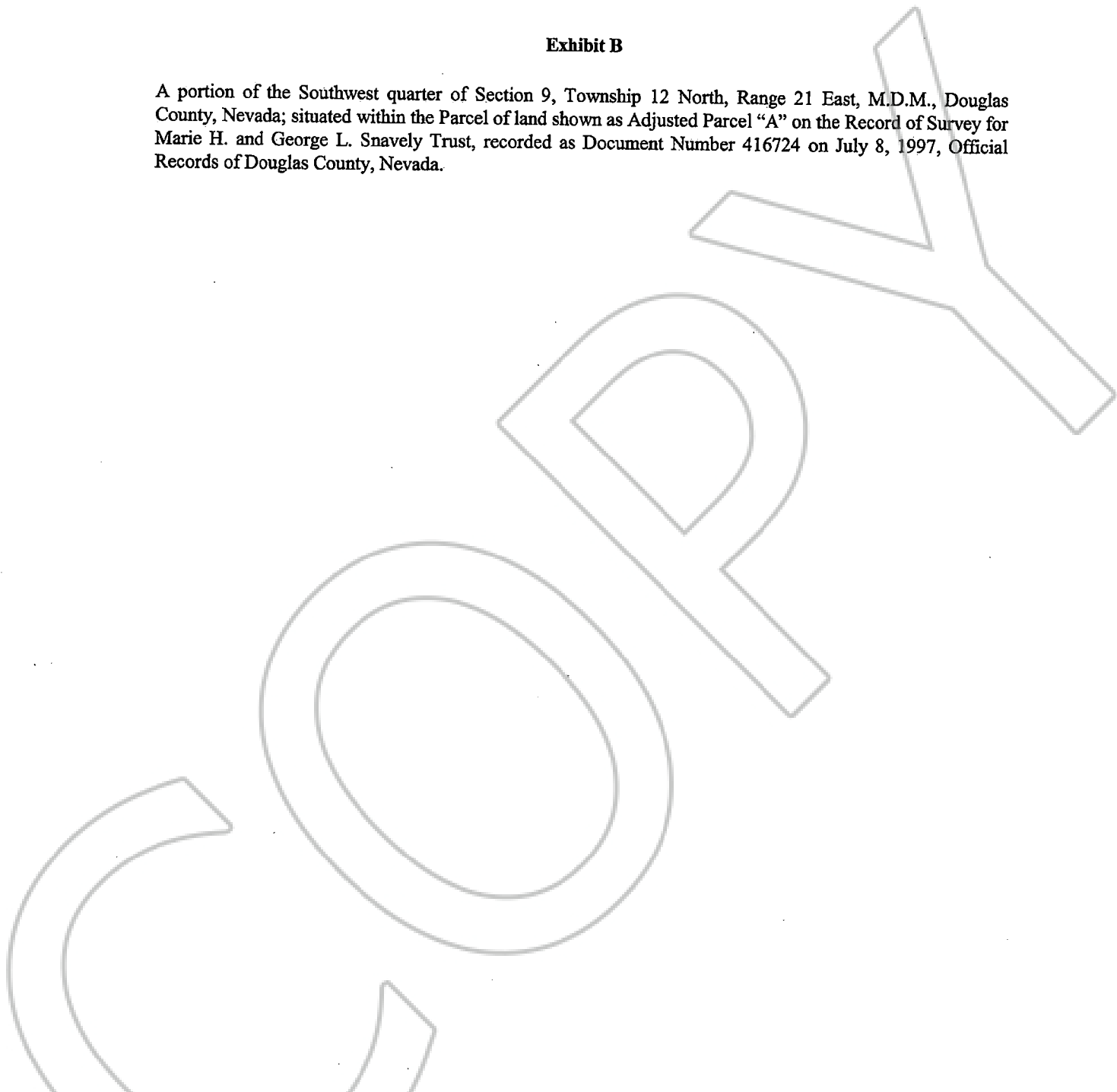
SEC. 9, T. 12 N., R. 21 E., M.D.M.
DOUGLAS COUNTY NEVADA

11/03/2014

PAGE 1 OF 1

Exhibit B

A portion of the Southwest quarter of Section 9, Township 12 North, Range 21 East, M.D.M., Douglas County, Nevada; situated within the Parcel of land shown as Adjusted Parcel "A" on the Record of Survey for Marie H. and George L. Snavely Trust, recorded as Document Number 416724 on July 8, 1997, Official Records of Douglas County, Nevada.



APN(s): 1221-09-001-004

RW# NH22970

Proj. # 3000808265

Project Name: E-1156 JACOBSEN LN-RES-E-MCCONVILLE

Reference Document: Doc. No. 832480 in the office of the Douglas County Recorder, State of Nevada

GOE

B-1