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RECORDING REQUESTED BY:

NV Energy



00035982201608815240070074

KAREN ELLISON, RECORDER

WHEN RECORDED RETURN TO:

NV Energy
Land Resources (S4B20)
P.O. Box 10100
Reno, NV 89520

C30- 25034
APN 1420-06-802-008

WORK ORDER # 3001372334

Grant of Easement for Electric
Grantor : United Federal Credit Union

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)

Nathan Hastings
Senior Right of Way Agent

APN(s): 1420-06-802-008

WHEN RECORDED MAIL TO:

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

GRANT OF EASEMENT

United Federal Credit Union, a federally chartered credit union, (“Grantor”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its 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 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 legally described and generally depicted in Exhibit A attached 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 legally described and generally depicted in Exhibit B attached 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 legally described in Exhibit C attached 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

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the Underground Utility Facilities in Easement Area 1 or the Additional Utility Facilities in 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 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 5 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. Grantee may use this easement to provide service to any of its customers.

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]

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GRANTOR:

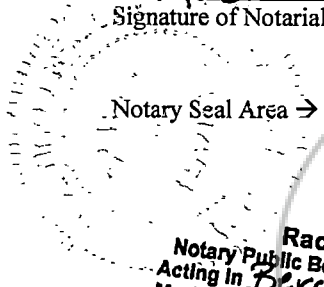
UNITED FEDERAL CREDIT UNION

By: Scott Winger
Title: DIRECTOR of PROPERTY Mgt

STATE OF Michigan)
COUNTY OF Berrien) ss.

This instrument was acknowledged before me on May 16th, 2016 by Scott Winger as Director of Property Mgt. of United Federal Credit Union.

Rachel Eddy
Signature of Notarial Officer



Notary Seal Area →

Rachel Eddy
Notary Public Berrien County Michigan
Acting in Berrien County Michigan
My Commission Expires January 16, 2018

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Exhibit A

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

Parcel 2 as shown on Parcel Map (LDA 13-005) for DGD Development, LTD Partnership, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 27, 2013, in Book 613, Page 7589, as Document No. 826213, Official Records.

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 Project ID 3001372334**.

Per NRS 111.312, this legal description was previously recorded in the County Recorder of Douglas County, State of Nevada, on November 13, 2015 as Document No. 2015-872587.

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Exhibit B

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

Parcel 2 as shown on Parcel Map (LDA 13-005) for DGD Development, LTD Partnership, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 27, 2013, in Book 613, Page 7589, as Document No. 826213, Official Records.

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.

Per NRS 111.312, this legal description was previously recorded in the County Recorder of Douglas County, State of Nevada, on November 13, 2015 as Document No. 2015-872587.

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Exhibit C

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

Parcel 2 as shown on Parcel Map (LDA 13-005) for DGD Development, LTD Partnership, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 27, 2013, in Book 613, Page 7589, as Document No. 826213, Official Records.

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