

DOUGLAS COUNTY, NV

2016-886333

Rec:\$23.00

\$23.00 Pgs=10

08/19/2016 09:51 AM

NEVADA POWER COMPANY DBA NV ENERGY

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy

Land Resources (S4B20)

P.O. Box 10100

Reno, NV 89520

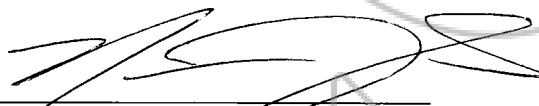
C30- 25163
APN 1318-25-101-014

WORK ORDER # 3001072309

Grant of Easement for Electric
Grantor : James & Nicholas Nelson Et Al

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): 1318-25-101-014

WHEN RECORDED MAIL TO:

Property Services

NV Energy

P.O. Box 10100 MS S4B20

Reno, NV 89520

GRANT OF EASEMENT

James P. Nelson, a married man, Nicholas J. Nelson, a married man and Thomas B. Nelson, a single man, all together as joint tenants, ("**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 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;
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area; 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 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.

NH22970

Proj. #3001072309

Project Name: E-580 EDGEWOOD DR-COML-E-BOUDJAKDJI

Reference Document: 538880

GOE

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, 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): 1318-25-101-014
NH22970
Proj. #3001072309
Project Name: E-580 EDGEWOOD DR-COML-E-BOUDJAKDJI
Reference Document: 538880
GOE

GRANTOR:

JAMES P. NELSON, NICHOLAS J. NELSON AND THOMAS B. NELSON



SIGNATURE

James P. Nelson
Owner

STATE OF _____)

) ss.

COUNTY OF _____)

This instrument was acknowledged before me on _____, 20____ by James P. Nelson as owner of
_____.

Signature of Notarial Officer

Notary Seal Area →

APN(s): 1318-25-101-014
NH22970
Proj. #3001072309
Project Name: E-580 EDGEWOOD DR-COMI -E-BOUDJAKDJI
Reference Document: 538880
GOE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN MATEO)

On 8/1/16 before me, STEVEN A. WALKER Notary Public
Date Here Insert Name and Title of the Officer

personally appeared JAMES P. NELSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GRANT OF EASEMENT Document Date: 8/1/16

Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____
- Signer Is Representing: _____

- Signer's Name: _____
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____
- Signer Is Representing: _____

GRANTOR:

JAMES P. NELSON, NICHOLAS J. NELSON AND THOMAS B. NELSON



SIGNATURE

Nicholas J. Nelson
Owner

STATE OF California)

COUNTY OF Los Angeles) ss.

This instrument was acknowledged before me on July 8, 2016 by Nicholas J. Nelson as owner of _____

Signature of Notarial Officer

Notary Seal Area ~~✓~~

THIS ITEM HAS BEEN NOTARIZED
SEE ATTACHED ACKNOWLEDGMENT/JURAT.
AM Pub..., NOTARY PUBLIC

APN(s): 1318-25-101-014
NH22970

Proj. #3001072309

Project Name: E-580 EDGEWOOD DR-COML-E-BOUDJAKDJI

Reference Document: 538880

GOE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

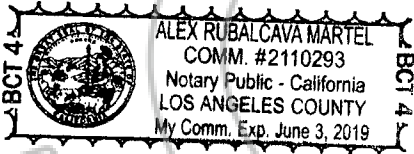
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On July 08, 2016 before me, Alex Rubalcava Martel/Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Nicholas J. Nelson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Alex Rubalcava Martel
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement Document Date: N/A
Number of Pages: 84 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

GRANTOR:

JAMES P. NELSON, NICHOLAS J. NELSON AND THOMAS B. NELSON



SIGNATURE

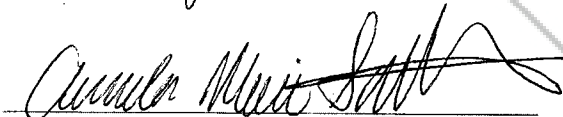
Thomas B. Nelson
Owner

STATE OF Arizona)

COUNTY OF Maricopa)

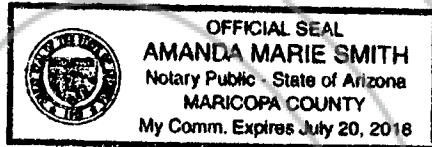
) ss.

This instrument was acknowledged before me on August 2nd, 2016 by Thomas B. Nelson as owner of 110 Edge Wood Drive



Signature of Notarial Officer

Notary Seal Area →



APN(s): 1318-25-101-014
NH22970
Proj. #3001072309
Project Name: E-580 EDGEWOOD DR-COML-E-BOUDJAKDJI
Reference Document: 538880
GOE



W.O. 3001072309

James P. Nelson, Nicholas J. Nelson and Thomas B. Nelson

APN: 1318-25-101-14

EXHIBIT "A"
EASEMENT

A portion of the northwest quarter of Section 25, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described in the Grant, Bargain and Sale Deed, recorded as File Number 0538880 on April 5, 2002, Official Records of Douglas County, Nevada; more particularly described as follows:

An easement, 14 feet in width, lying 7 feet on each side of the following described centerline:

Commencing at a found 5/8" rebar marking the southwest corner of a Parcel of land described in the Grant Deed, recorded as File Number 084237 on July 19, 1983, Official Records of Douglas County, Nevada;

Thence South 58°59'46" West, 224.48 feet to the **POINT OF BEGINNING**;

Thence South 50°53'24" West, 25.00 feet to the **terminus of this description** from which a found 1.25" Cap marking the Northeast corner of said Parcel of land described in the Grant, Bargain and Sale Deed, recorded as File Number 0538880 bears North 22°14'49" East, 560.61 feet.

Said Easement contains 350 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 Grant Deed, recorded as File Number 084237.

Prepared By: Leland Johnson, L.S.I.

EXHIBIT A-1

CLIFF A BOUMANS TRUST
APN: 1318-25-104-022

FND 1.25" CAP
NORTH $\frac{1}{64}$
SECT. 25
RLS 7679

428 KINGSBUR
GRADI, LLC
APN: 1318-25-104-010

JAMES & NICHOLAS
NELSON ET AL.
DEED: 0538880
APN: 1318-25-101-14
EASEMENT AREA: 350 SF±

US FOREST SERVICE
APN: 1318-25-101-15

US FOREST SERVICE
APN: 1318-25-101-15

N22°14'49"E
560.61'

S58°59'46"W
224.48'

14'

P.O.B.

S50°53'24"W
25.00'

P.O.C.
FND REBAR
NO ID

N



SCALE: 1" = 150'

D:\Server\GIS\Map_Cad\10010_2016 - 580 Edge vcoo Pr.dwg (25079) 08Jun16-13:41



NV Energy

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

EXHIBIT MAP

EASEMENT

JAMES & NICHOLAS NELSON ET AL

A.P.N.: 1318-25-101-14

SEC. 25, T. 13 N., R. 18 E., M.D.M.

DOUGLAS COUNTY

NEVADA

6/8/2016

PAGE 1 OF 1