

**APN(s): 1420-34-310-012**

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

**GRANT OF EASEMENT**

Steve Bock and Lori Bock, husband and wife, as joint tenants with right of survivorship, (“**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 in Exhibit A attached hereto and by this reference made a part of this Grant of Easement (“**Easement Area**”)
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. 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 Underground Utility Facilities or the Additional Utility Facilities within the Easement Area.

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 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 3 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, 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

APN(s): 1420-34-310-012  
NH22970  
Proj. #3001789699  
Project Name: E-2667 KAYNE-FORMAL-BOCK  
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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]*

APN(s): 1420-34-310-012  
NH22970  
Proj. #3001789699  
Project Name: E-2667 KAYNE-FORMAL-BOCK  
GOE\_DESIGN (Rev. 8/2016)

**GRANTOR:**

STEVE BOCK AND LORI BOCK

*[Handwritten signature]*  
SIGNATURE

Steve Bock  
Owner

*[Handwritten signature]*  
SIGNATURE

Lori Bock  
Owner

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

SEE ATTACHED THE CORRECT  
CALIFORNIA NOTARY FORM  
*[Handwritten initials]*

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by Steve Bock and Lori Bock  
as owners of \_\_\_\_\_  
*[Handwritten initials]*

\_\_\_\_\_  
Signature of Notarial Officer

*[Handwritten initials]*

Notary Seal Area →

APN(s): 1420-34-310-012  
NH22970  
Proj. #3001789699  
Project Name: E-2667 KAYNE-FORMAL-BOCK  
GOE DESIGN (Rev. 8/2016)

# ACKNOWLEDGMENT

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 El Dorado  
County of El Dorado

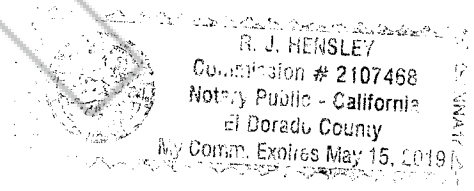
On June 20 2017 before me, R. J. Hensley Notary Public  
(insert name and title of the officer)

personally appeared Steve Bock AND Lori Bock  
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 R. J. Hensley (Seal)



**Exhibit A**

Lot 7 in Block 2, as shown on the map of the ARTEMISIA RE-SUBDIVISION, filed in the office of the County Recorder April 23, 1962, as Document No. 19909, Official Records of Douglas County, State of Nevada.

Notwithstanding the foregoing, with respect to the Utility Facilities, the Easement Area shall be reduced to an area ten (10) feet in width, being five (5) feet on each side of the centerline of the Utility Facilities, both proposed after same are installed in connection with **Sierra Pacific Power Company Project ID 3001789699**, or existing.

Per NRS 111.312, this legal description was previously recorded in the County Recorder of Douglas County, State of Nevada, on January 6, 2016 as Document No. 2016-874974.

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