

DOUGLAS COUNTY, NV

2017-906405

Rec:\$35.00

\$35.00

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11/01/2017 02:50 PM

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- 21190

APN: 1220-17-101-005

WORK ORDER # 02-26511-17

Grant of Easement for facilities – Kip R. Steele

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)

TASHIA SUPRETT

Printed name:

A.P.N. 1220-17-101-005
Work Order Number 02-26511-17
After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Attn: Land Operations
PO Box 10100
Reno, Nevada 89520

DOC # 3223703
08/02/2005 10:55A Fee:43.00
BK1
Requested By
SIERRA PACIFIC POWER CO
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 5 RPT 0.00



**GRANT OF EASEMENT
FOR
UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION**

THIS INDENTURE, made and entered into on 11-19-02,
by and between **KEITH ROY HELLWINKEL and CAROL ANN HELLWINKEL**, Husband
and Wife as Joint Tenants (hereinafter referred to as "Grantor"), and **SIERRA PACIFIC
POWER COMPANY**, a Nevada corporation, (hereinafter referred to as "Grantee");

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by
Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged,
does hereby grant to Grantee, its successors, assigns and agents, permanent and exclusive
easements and rights of way to construct, alter, maintain, inspect, repair, reconstruct and operate
one or more underground electric distribution and communication facilities, consisting of one or
more circuits, together with the appropriate underground foundations, markers, conduits, pull
boxes, vaults, fixtures, surface-mounted transformers, switchgear, and other necessary or
convenient appurtenances connected therewith, (hereinafter called "Utility Facilities"), across,
upon, under, and through the following described property situate in the County of Douglas,
State of NEVADA, to-wit:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART
HEREOF.

IT IS FURTHER AGREED:

1. Grantee shall have at all times ingress and egress to the above-described land for the
purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating
said Utility Facilities.
2. Grantee shall be responsible for any damage to personal property or improvements,
suffered by Grantor by reason of constructing, altering, maintaining, inspecting, repairing,
reconstructing and operating said Utility Facilities by Grantee.

3. Grantee will at all times save and hold harmless Grantor with respect to any and all loss, damage or liability suffered or sustained by reason of any injury or damage to any person or property, caused by the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities by Grantee.

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4. Grantor shall not erect or construct, nor permit to be erected or constructed any buildings, ~~fences~~ or structures, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's use of said easement.

5. Grantee shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, trees, brush, debris, or any other obstruction from said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

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6. Grantee shall reconstruct any damaged fences
THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

Caused by the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities by Grantee.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors, agents and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

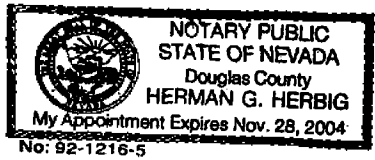
Keith Roy Hellwinkel
Keith Roy Hellwinkel

Carol Hellwinkel
Carol Ann Hellwinkel

STATE OF COUNTY
COUNTY OF STATE

On this 21st day of November 2002 before me, a Notary Public, personally appeared Keith Roy Hellwinkel and Carol Ann Hellwinkel personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.
[Signature]
Notary Public



APN 1220-17-101-005

W.O# 02-26511-17

EXHIBIT "A"

All that real property situate in the Northwest one-quarter of the Northwest one-quarter (NW1/4, NW1/4) of Section 17, Township 12 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, described as follows:

An underground electric easement ten feet in width more particularly described as follows:

Commencing at the Northeast property corner of "Adjusted A.P.N. 27-050-05" as shown on a Record of Survey to Support a Boundary Line Adjustment for Keith R. and Carol A. Hellwinkel, Document No. 368920, Filed August 23, 1995, Official Records of Douglas County, Nevada;

Said corner being the TRUE POINT OF BEGINNING;

Thence South $01^{\circ}25'40''$ West, a distance of 90.0 feet;

Thence South $89^{\circ}35'56''$ West a distance of 10.0 feet;

Thence North $01^{\circ}25'40''$ East a distance of 90.0 feet;

Thence North $89^{\circ}35'56''$ East a distance of 10.0 feet, returning to the TRUE POINT OF BEGINNING.

Containing an area of 900 sq. ft. (0.021 acres) more or less.

BASIS OF BEARING being the South line of A.P.N. 27-050-08 as shown on the Parcel Map for George and Ruby E. Fitz Recorded August 10, 1977 as Document No. 11825 and per Deed Recorded July 30, 1968 in Book 60 at Page 451 as Document No. 24013, Official Records of Douglas County, Nevada.

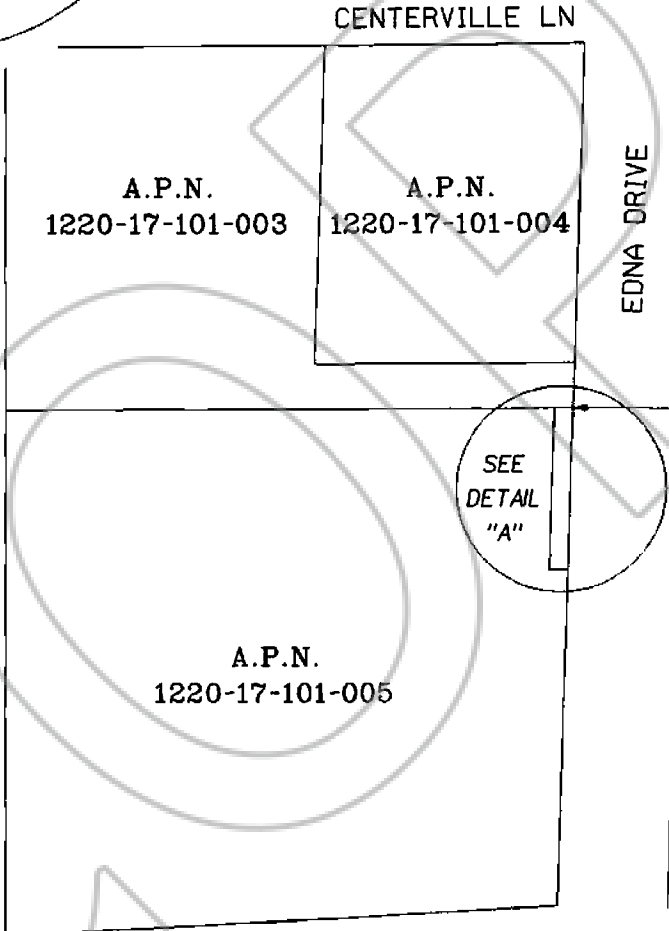
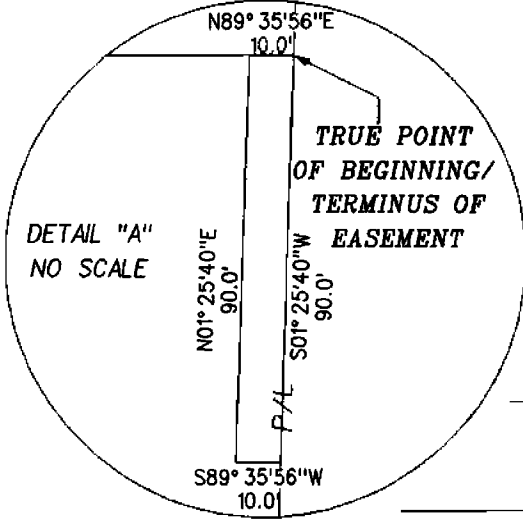
Per NRS 111.312, this legal description was prepared by Chuck Miller, whose mailing address is P.O. Box 10100, Reno, Nevada 89520.



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TRUE POINT OF BEGINNING



EXHIBIT B



UNDEGROUND
 ELECTRIC EASEMENT
 HELLWINKEL PROPERTY
 A.P.N. 1220-17-101-005
 SPPCO W. O.* 02-26511-17

SHEET 1 OF 1
 SEC. 17, T12N.,
 R20E., M.D.M.

DRAWN	DESIGN	SUPR	DATE	REV
CM			11/11/02	



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Debra Cunningham
Signature

6/2/05
Date

Debra Cunningham
Printed Name



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06/02/2005
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