

APN(s): 1318-10-310-032

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

WHEN RECORDED MAIL TO:

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

GRANT OF EASEMENT

Janet M. Murray, as Trustee of Janet S. Murray Revocable Trust Agreement Date January 22, 2002, (“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 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 3 above.

APN(s): 1318-10-310-032
RW# 0320-2018
Proj. #3002261895
Project Name: E-LINCOLN AND LAKEVIEW-TREE ATTCH RMVL-CPM
GOE (Rev. 2016)

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]

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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
County of MARIN)

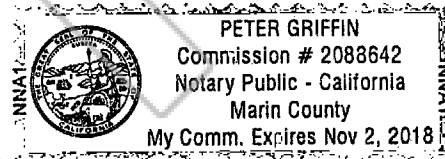
On 3/17/18 before me, Peter Griffin, Notary Public
(insert name and title of the officer)

personally appeared Janet Murray
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  (Seal)





W.O. 3002261895

JANET S. MURRAY REVOCABLE TRUST

APN: 1318-10-310-032

EXHIBIT "A-1"
EASEMENT

A portion of Southwest quarter of Section 10, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as a portion of Lot 2, in Block B of "Amended Map of Zephyr Cove Property", recorded as file number 000266 on August 5, 1929, Official Records of Douglas County, Nevada.

An easement, being the Northwesterly 7.5 feet of said Lot:

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.

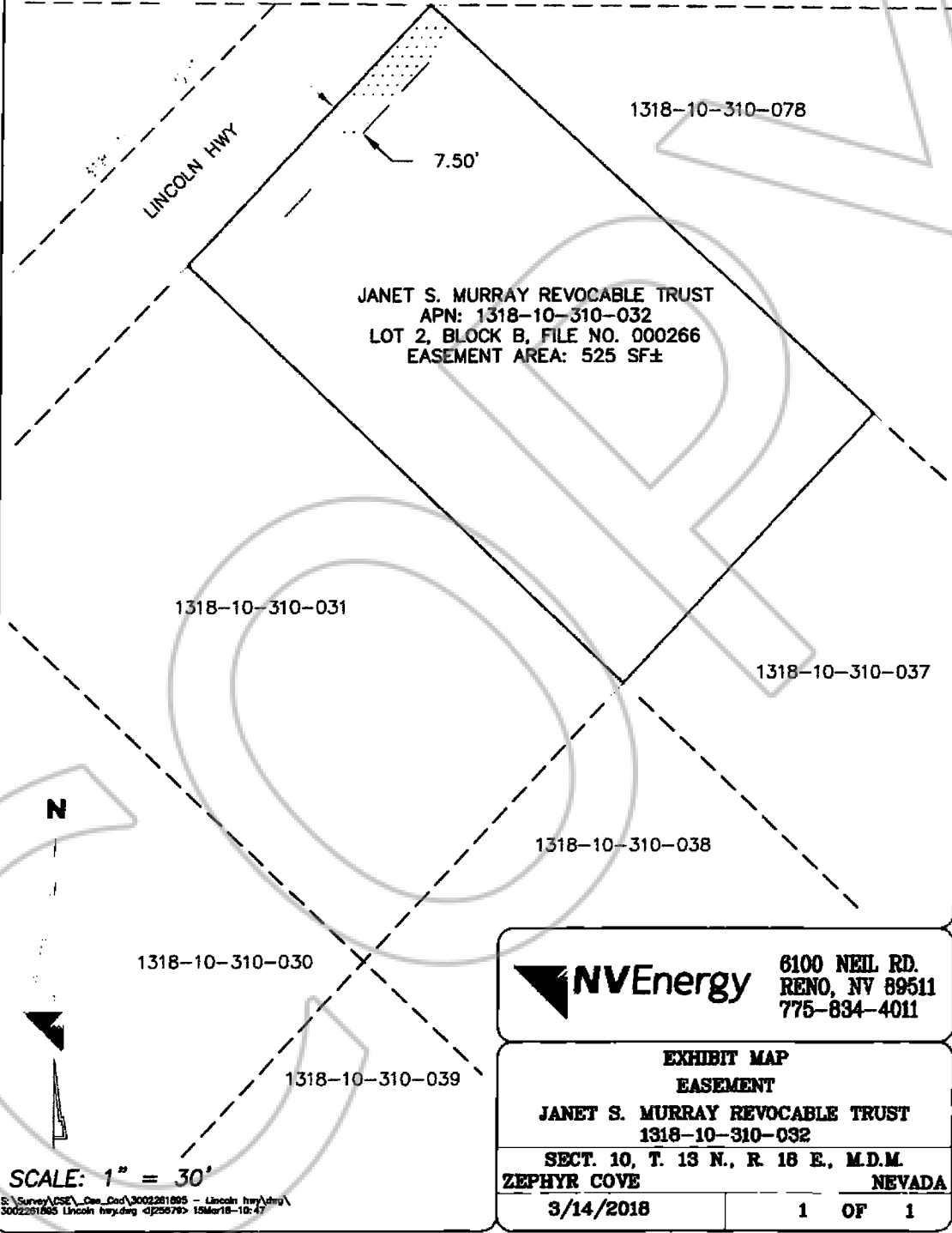
Said Easement contains 525 square feet more or less.

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

Prepared by Brett Clarke

EXHIBIT A-1

CHURCH ST.



JANET S. MURRAY REVOCABLE TRUST
 APN: 1318-10-310-032
 LOT 2, BLOCK B, FILE NO. 000266
 EASEMENT AREA: 525 SF±

1318-10-310-078

1318-10-310-031

1318-10-310-037

1318-10-310-038

1318-10-310-030

1318-10-310-039

N

SCALE: 1" = 30'

E:\Survey\CSE\Case_Cad\3002261805 - Lincoln Hwy\Draw\3002261805 Lincoln Hwy.dwg <J25678> 19Mar18-10:47

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

EXHIBIT MAP
EASEMENT
JANET S. MURRAY REVOCABLE TRUST
1318-10-310-032
SECT. 10, T. 13 N., R. 18 E., M.D.M.
ZEPHYR COVE NEVADA

3/14/2018	1 OF 1
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Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

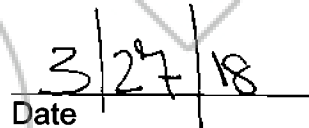
(775) 782-9027

LEGIBILITY NOTICE

The Douglas 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 right 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.


Signature


Date

Denise Dohrmann

Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413