

**APN(s): 1220-32-000-010**

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)

**RECORDING REQUESTED BY:  
WHEN RECORDED MAIL TO:**

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

**GRANT OF EASEMENT**

Dressler Ranch, LLC, a Nevada limited liability company, ("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.

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GOE (Rev. 2017)

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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**GRANTOR:**

Dressler Ranch, LLC

Tonja Dressler  
SIGNATURE

By: Tonja Dressler  
PRINT NAME

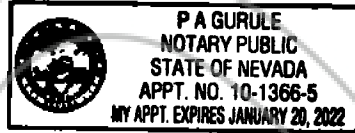
Title: Owner, Manager

STATE OF Nevada )  
COUNTY OF Douglas ) ss.

This instrument was acknowledged before me on Jan 25, 2019 by Tonja Dressler as  
\_\_\_\_\_ of Dressler Ranch, LLC.

P A Gurule  
Signature of Notarial Officer

Notary Seal Area →



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**W.O. 3003161709**  
**DRESSLER RANCH LLC**  
**APN: 01220-32-000-010**

**EXHIBIT "A"**  
**EASEMENT**

A portion of the Northwest quarter of Section 32, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Parcel P of Map of Division of Land into Large Parcels for Fred H. Dressler, recorded as File Number 369823 on September 5, 1995, Official Records of Douglas County, Nevada, more particularly described as follows:

An easement, 10 feet in width, lying 5 feet on each side of the following described centerline:

**COMMENCING** at the East Quarter Corner of Section 31, Township 12 North, Range 20 East, per said map;

**THENCE** North 00°03'54" West, 34.50 feet along the Westerly line of the grantor to the **POINT OF BEGINNING**;

**THENCE** leaving said Westerly line, South 89°47'57" East, 62.62 feet to the **TERMINUS OF THIS DESCRIPTION**.

The sidelines of said easement are to be extended or truncated as to terminate on the west line of said parcel.

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 626 square feet more or less.

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

The Basis of Bearings for this Exhibit is said map.

Prepared by Brett Clarke

EXHIBIT A-1

APN: 1220-31-001-021

WESTSIDE LN

DRESSLER RANCH LLC  
APN: 1220-32-000-010  
MAP OF DIVISION OF  
LAND INTO LARGE PARCELS  
DOC. 369823  
PARCEL P  
DEED: 794669  
EASEMENT AREA: 626 SF±

P.O.B.

S89°47'57"E

62.62'

10.00'

N00°03'54"W  
34.50'

P.O.C.  
E 1/4 COR  
SEC. 31

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APN: 1220-31-002-010

N



SCALE: 1" = 50'

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3003161709-Westside.dwg (BC30885)  
04Feb19-12:35



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

EXHIBIT MAP

EASEMENT

DRESSLER RANCH LLC  
APN: 1220-32-000-011

SECT. 32, T. 12 N., R. 20 E., M.D.M.  
DOUGLAS COUNTY NEVADA

2/4/19

1 OF 1



**Douglas County Recorder's Office**

**Karen Ellison, Recorder**

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

[kellison@co.douglas.nv.us](mailto: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.

Denise Dohrmann  
Signature

2/25/19  
Date

Denise Dohrmann  
Printed Name

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

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