

Assessor's Parcel Number: 1220-04-201-007

Date: DECEMBER 10, 2019

Recording Requested By:

Name: SCOTT MCCULLOUGH, COUNTY MANAGER'S OFC

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A



00103195201909393650070070

KAREN ELLISON, RECORDER

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**GRANT OF EASEMENT #2019.205**

(Title of Document)

FILED

NO. 2019.205

12/10-19  
DATE

DOUGLAS COUNTY CLERK  
MINDEN, NV

BY [Signature] DEPUTY

APN(s): 1220-04-201-007

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**

Douglas County, a political subdivision of the State of Nevada, (“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): 1220-04-201-007  
RW# 1054-2019  
Proj. #3004450655  
Project Name: E-2300 MEADOW LANE - FP-COMM-E-DOUGLAS COUNTY  
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:**

Douglas County

William B. Renzel  
SIGNATURE

By: William B. Renzel  
PRINT NAME

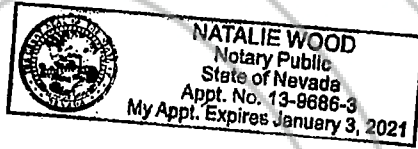
Title: Chairman

STATE OF Nevada )  
  ) ss.  
COUNTY OF Carson City )

This instrument was acknowledged before me on December 2, 2019 by William Renzel as  
County Commissioner of Douglas County.

[Signature]  
Signature of Notarial Officer

Notary Seal Area →



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**W.O. 3004450655**  
**DOUGLAS COUNTY**  
**APN: 1220-04-201-007**

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

A portion of the North half of the Northeast quarter of Section 4, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Lot 7, Block B of a map of the Glock Lampe Subdivision, recorded as File Number 6398 on May 5, 1948, Official Records of Douglas County, Nevada, more particularly described as:

The Northeasterly 10 feet of said Lot 7 excepting therefrom that portion described by grant, bargain, and sale deed Document No. 780096.

Said Easement contains 540 square feet more or less.

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



10-23-19

EXHIBIT A-1

LOT 6  
APN: 1220-04-110-008

APN: 1220-04-101-007

LOT 7 PER  
DOC# 780096  
APN: 1220-04-110-007

MEADOW LN.

10.00'

FORMER  
PROPERTY LINE LOT 7  
PER SUBDIVISION MAP #6398

N

DOUGLAS COUNTY  
APN: 1220-04-201-007  
EASEMENT AREA: 540 SF±



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

EXHIBIT MAP  
EASEMENT

DOUGLAS COUNTY  
APN: 1220-04-201-007

SECT. 4, T. 12 N., R. 20 E., M.D.M.  
DOUGLAS COUNTY NEVADA

10/22/19

1 OF 1

SCALE: 1" = 40'  
K:\Survey\CSE\Cad\Cad\3004450825-2314 Meadow Ln\dwg\  
3004450825-2314 Meadow Ln.dwg cbc30885  
22Oct19-14:56

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

10<sup>th</sup> day of DEC, 2019

By [Signature] Deputy