

APN(s): 1220-05-000-014

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

GRANT OF EASEMENT

Donald D. Chapin, Jr. and Barbara A. Chapin, Co-Trustees of the Chapin Living Trust Dated April 27, 1999 (“**Grantors**”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of themselves and their 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 communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, vaults, and other equipment, fixtures, apparatus, and improvements (“**Underground Utility Facilities**”) and transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements (“**Additional 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,

APN(s):1220-05-000-014
RW#0500-2020
Proj. #3005565637

Project Name:E-1274 CENTERVILLE LN-FP-RES-E-CHAPIN LIVING TRUST 1999
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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. 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):1220-05-000-014

RW#0500-2020

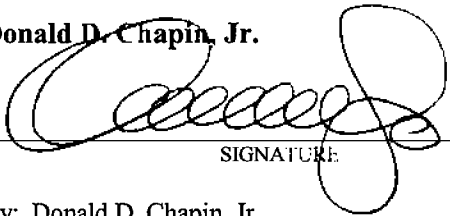
Proj. #3005565637

Project Name:E-1274 CENTERVILLE LN-FP-RES-E-CHAPIN LIVING TRUST 1999

GOE_DESIGN (Rev. 8/2016)

GRANTOR:

Donald D. Chapin, Jr.



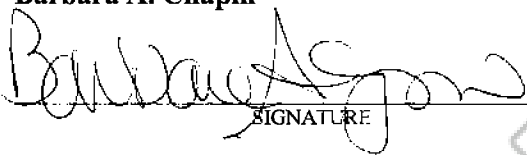
SIGNATURE

By: Donald D. Chapin, Jr.

Title: Trustee

GRANTOR:

Barbara A. Chapin



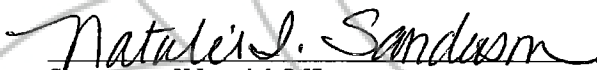
SIGNATURE

By: Barbara A. Chapin

Title: Trustee

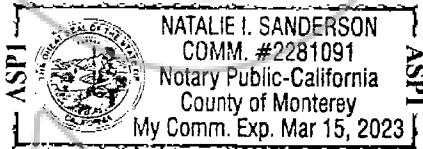
STATE OF California)
COUNTY OF Monterey) ss.

This instrument was acknowledged before me on June 10, 2020 by Donald D. Chapin, Jr. and Barbara A. Chapin, Co-Trustees of the Chapin Living Trust Dated April 27, 1999.



Signature of Notarial Officer

Notary Seal Area →



APN(s):1220-05-000-014

RW#0500-2020

Proj. #3005565637

Project Name:E-1274 CENTERVILLE LN-FP-RES-E-CHAPIN LIVING TRUST 1999

GOE DESIGN (Rev. 8/2016)

Exhibit A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Sections 4 & 5, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Parcel 3-D as shown on that Parcel Map for Molsberry Trust as recorded in Book 491 at Page 2468 as Document No. 248779;

thence North 00°00'01" West 466.22 feet;

thence North 02°05'47" East, 24.57 feet to the Northeast corner of adjusted A.P.N. 1220-04-002-007 as shown on that Record of Survey Supporting a Boundary Line Adjustment for Nick DiSalvo and Carlos Iribarren and Isabel R. Iribarren Family Trust as recorded in Book 0602 at Page 2773 as Document No. 544262, the Point of Beginning;

thence per said Record of Survey Document No. 544262 the following courses:

North 87°32'11" West, 138.54 feet;

South 29°15'41" West, 27.38 feet;

South 77°42'12" West, 197.80 feet;

North 84°38'59" West, 77.70 feet;

North 50°37'02" West, 74.54 feet;

North 50°37'19" West, 54.72 feet;

North 58°45'06" West, 359.09 feet;

North 67°38'53" West, 134.14 feet;

North 78°44'22" West, 173.04 feet;

North 74°10'21" West, 357.14 feet;

North 76°57'20" West, 325.30 feet;

North 70°55'04" West, 187.97 feet;

North 88°20'51" West, 149.71 feet;

North 00°00'11" East, 428.81 feet;

North 00°02'44" West, 450.09 feet;

North 00°18'09" East, 127.88 feet;

South 63°46'20" East, 1063.83 feet;

North 75°02'28" East, 94.74 feet;

South 59°57'48" East, 52.00 feet;

South 59°25'17" East, 151.00 feet;

North 30°34'43" East, 30.00 feet;

South 59°25'17" East, 594.65 feet;

South 62°00'32" East, 320.83 feet;

South 66°55'18" East, 201.52 feet;

South 67°13'40" East, 399.96 feet;

South 00°11'23" East, 141.20 feet;

South 00°10'56" West 244.26 feet;

thence leaving said document No. 544262 North 87°29'09" West, 337.30 feet;

thence North 00°00'01" West, 25.60 feet;

thence North 87°54'03" West, 139.09 feet to the Point of Beginning.

The Basis of Bearing of this description is the East line of Parcel 3-D as shown on the Parcel Map for Molsberry Trust recorded April 19, 1991 as Document No. 248779 and as shown on the Record of Survey for Nick DiSalvo, Carlos Iribarren, and Isabel R. Iribarren recorded June 10, 2002 as Document No. 544262.

Per NRS 111.312, this legal description was previously recorded in the County Recorder of Douglas County, State of Nevada, on July 19, 2018 in Book 0305, Page 13733 as Document No. 2018-916918

APN(s):1220-05-000-014

RW#0500-2020

Proj. #3005565637

Project Name:E-1274 CENTERVILLE LN-FP-RES-E-CHAPIN LIVING TRUST 1999

GOE_DESIGN (Rev. 8/2016)

Notwithstanding the foregoing, with respect to the Underground Utility Facilities, 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 Underground Utility Facilities after same are installed in connection with **Sierra Pacific Power Company Project ID 3005565637** The easement area around any Additional Utility Facilities shall be reduced to three (3) feet in all directions around the perimeter of the Additional Utility Facilities, as originally installed in connection with **Sierra Pacific Power Company Project ID 3005565637**.



APN(s):1220-05-000-014

RW#0500-2020

Proj. #3005565637

Project Name:E-1274 CENTERVILLE LN-FP-RES-E-CHAPIN LIVING TRUST 1999

GOE_DESIGN (Rev. 8/2016)

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