

**APN(s): 1220-04-602-012**

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

**GRANT OF EASEMENT**

MAVERIK INC, a Utah Corporation, (“**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 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,

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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]*

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**GRANTOR:**

MAVERIK, INC

Tyler Call  
SIGNATURE

By: TYLER CALL  
PRINT NAME

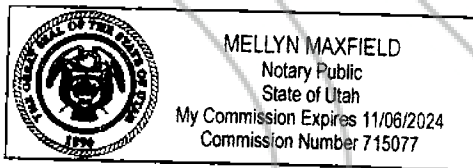
Title: (CFO)

STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

This instrument was acknowledged before me on Jan. 25<sup>th</sup>, 2021 by Tyler Call as  
CFO of MAVERIK, INC.

Mellyn Maxfield  
Signature of Notarial Officer

Notary Seal Area →



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**Exhibit A**

**A PARCEL OF LAND LOCATED WITHIN PORTIONS OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE EAST ONE-QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M.&M., A FOUND ¾" IRON PIPE WITH 2" ALUMINUM CAP STAMPED "1995 OWENS ENG. PLS 3090 E ¼ SEC 4" AS SHOWN ON THE RECORD OF SURVEY FOR RENO ORTHOPEDIC CLINIC ET AL, RECORDED OCTOBER 28, 1998 IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 452854;**

**THENCE ALONG THE EAST LINE OF SAID SECTION 4, NORTH 00°39'29" EAST, 409.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STODICK PARKWAY AS DESCRIBED IN DEED OF DEDICATION RECORDED JULY 20, 2001 IN SAID OFFICE OF RECORDER IN BOOK 0701, AT PAGE 5295, AS DOCUMENT NO. 518885, THE POINT OF BEGINNING;**

**THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STODICK PARKWAY, SOUTH 61°07'36" WEST, 383.33 FEET;**

**THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, CENTRAL ANGLE OF 74°20'18", AND ARC LENGTH OF 77.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395 AS DESCRIBED IN A DEED RECORDED MAY 28, 1993 IN SAID OFFICE OF RECORDER IN BOOK 593, AT PAGE 5930, AS DOCUMENT NO. 308372;**

**THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395 ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 5,060.00 FEET, CENTRAL ANGLE OF 05°47'30" AND ARC LENGTH OF 511.48 FEET;**

**THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395, NORTH 50°19'36" WEST, 342.29 FEET;**

**THENCE SOUTH 89°28'04" EAST, 982.55 FEET;  
THENCE SOUTH 00°21'36" WEST, 75.14 FEET;**

**THENCE SOUTH 89°38'24" EAST, 50.00 FEET TO A POINT ON THE WEST LINE OF ELGES AVENUE;**

**THENCE ALONG SAID WEST LINE OF ELGES AVENUE, SOUTH 00°21'36" WEST, 35.33 FEET;**

**THENCE CONTINUING ALONG SAID ELGES AVENUE ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 20.00 FEET, RADIAL BEARING TO SAID CURVE OF NORTH 10°52'20" EAST, CENTRAL ANGLE OF 43°07'49", AND ARC LENGTH OF 15.06 FEET;**

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**THENCE CONTINUING ALONG SAID ELGES AVENUE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET, CENTRAL ANGLE OF 50°03'33", AND ARC LENGTH OF 55.92 FEET TO A POINT ON THE EAST LINE OF A STRIP OF LAND**

**FORMERLY KNOWN AS ELGES AVENUE AND ABANDONED BY DOUGLAS COUNTY IN ABANDONMENT DA 01-146 RECORDED NOVEMBER 09, 2001 IN SAID OFFICE OF RECORDER IN BOOK 1101, AT PAGE 2727, AS DOCUMENT NO. 527318 AND PREVIOUSLY QUITCLAIMED TO GTEB, LLC IN QUITCLAIM DEEDS RECORDED SEPTEMBER 30, 1999 IN SAID OFFICE OF RECORDER IN BOOK 999, AT PAGE 6446, AS DOCUMENT NO. 477910 AND IN BOOK 999, AT PAGE 6449, DOCUMENT NO. 477911;**

**THENCE ALONG SAID EAST LINE OF ELGES AVENUE, NON-TANGENT TO THE PRECEDING CURVE, SOUTH 00°21 '36" WEST, 212,07 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF STODICK PARKWAY;**

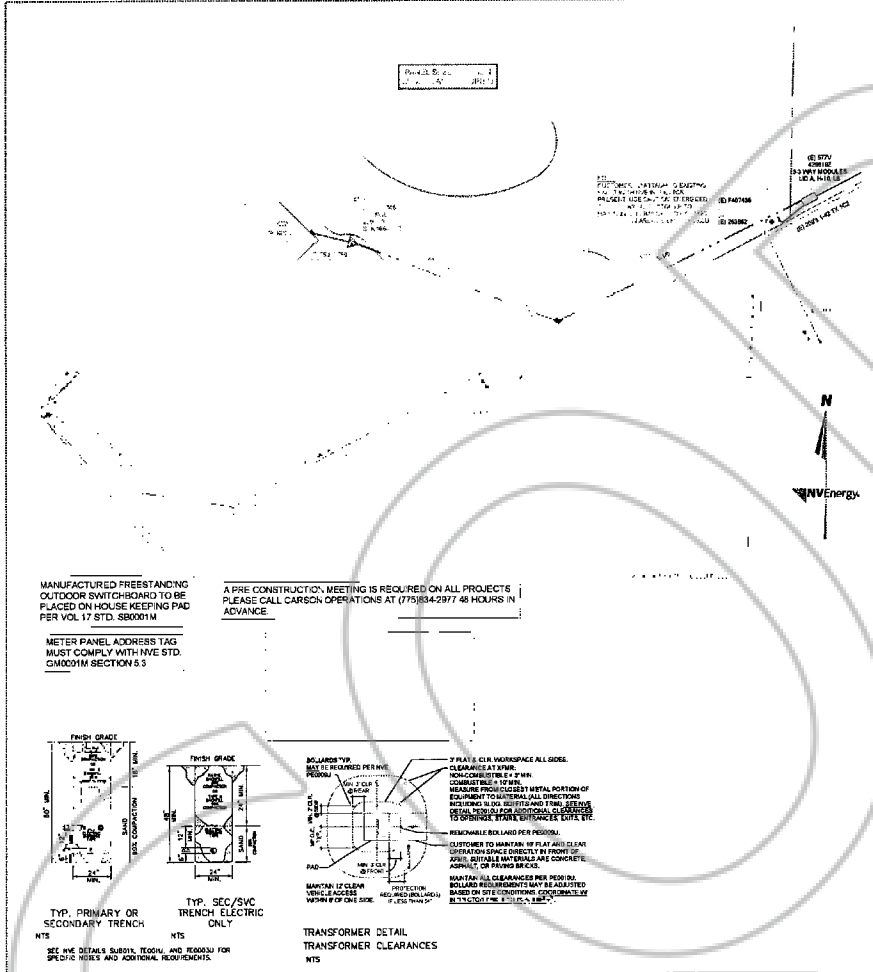
**THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STODICK PARKWAY, SOUTH 61 °07'36" WEST, 48.95 FEET TO THE POINT OF BEGINNING.**

Per NRS 111.312, this legal description was previously recorded in the County Recorder of Douglas County, State of Nevada, on June 7, 2019 as Document No. 2019-930064

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 3005271708**. 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 3005271708**.

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B



**NY ENERGY TO FURNISH AND/OR INSTALL:**

APPLICANT TO FURNISH AND/OR INSTALL:

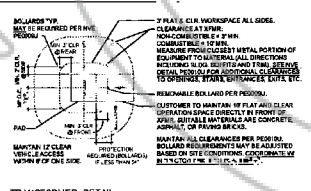
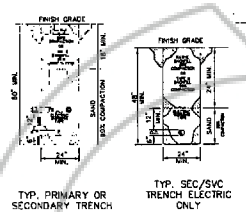
**GENERAL COMMENTS:**

DATE RECEIVED BY	DATE
REVIEWED BY	DATE
CF	RM
<b>CUSTOMER CONTACT INFORMATION:</b>	
<b>SOURCE INFORMATION:</b> 1253 12.5KV NORMAL OUT OF PINENUT SUB	
<b>VICINITY MAP NTS</b> 	
<b>E-1301 N HWY</b> <b>395-FP-COMM-E-MAVERIK INC</b>	
	<b>EXHIBIT "A" APPLICANT INSTALLED CONDUIT</b> <b>ELECTRIC DESIGN</b>
<b>SCALE: 1" = 30'</b>	<b>SHEET#: E-1</b>

MANUFACTURED FREESTANDING OUTDOOR SWITCHBOARD TO BE PLACED ON HOUSE KEEPING PAD PER VOL. 17 STD. 88001M

METER PANEL ADDRESS TAG MUST COMPLY WITH NVE STD. CM0001M SECTION 5.3

A PRE-CONSTRUCTION MEETING IS REQUIRED ON ALL PROJECTS PLEASE CALL CARSON OPERATIONS AT (775)834-2977 48 HOURS IN ADVANCE



SEE NVE DETAILS, SURVEY, TIE-IN, AND RECORDS FOR SPECIFIC NOTES AND ADDITIONAL REQUIREMENTS.



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.

*Tara K. Theilemann*

2/8/2020

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Tara Theilemann  
Printed Name

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

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