

APN # 1420-28-601-055

Recording Requested By/Return To:

Southwest Gas Corporation

P.O. Box 1190

Carson City, Nevada 89702-1190

Attn: TME3 24A-580

DOCUMENTARY TRANSFER TAX \$

- () Computed on full value of property conveyed.
- () Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of individual determining tax



**SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT**

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

Prepared By	<u>TME3</u>	Reviewed By	<u>N/A</u>
Sec. <u>28</u>	T <u>14</u> N <u> </u> R <u>20</u> E	Meridian	<u>Mount Diablo</u>
County	<u>Douglas</u>	State	<u>Nevada</u>
WR No.	<u>4091525</u>	LRS No.	<u>13490</u>

I (We) Cormorant Holdings, LLC a Nevada limited liability company

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto **SOUTHWEST GAS CORPORATION**, a California Corporation, its successors, assigns, licensees, and invitees as reasonably necessary to effect the purpose of the easement, hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit:

SEE ATTACHED EXHIBIT(s) "A"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.

Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

W.R. No. 4091525

LRS No. 13490

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

24th day of January, 2022.

Cormorant Holdings, LLC

Grantor

[Signature] Managing member

Signature and Title

Grantor

Jason Lococo Managing Member

Print Name and Title

ACKNOWLEDGMENT

STATE OF Nevada)

COUNTY OF Douglas)

On Jan 24, 2022 before me, M. Bowlen
(here insert name of the officer)

a notary public, personally appeared Jason Lococo

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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature M. Bowlen (Seal)

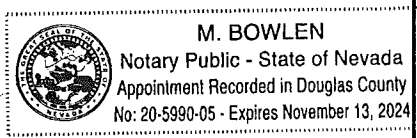


EXHIBIT "A"

SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

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THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EACH SIDE OF THE CENTERLINE OF THE NATURAL GAS PIPELINE(S), LYING WITHIN PARCELS 1 AND 2 AS DESCRIBED IN GRANT, BARGAIN AND SALE DEED RECORDED IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, IN DOCUMENT 2018-911095, ON MARCH 2, 2018.