

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)

WHEN RECORDED MAIL TO:

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

APNs: 1420-06-702-001, 1420-06-702-004

GRANT OF EASEMENT

CONSOLIDATED PARTNERS, 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.

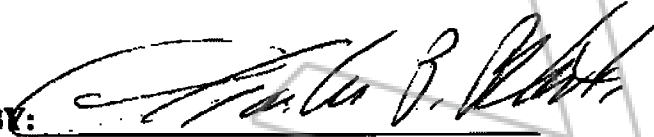
Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be 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 pages follow]

GRANTOR:

CONSOLIDATED PARTNERS, LLC, a Nevada limited liability company

BY: 

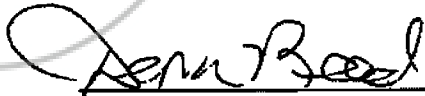
**Charles P. Bluth
Manager**

ACKNOWLEDGMENT

STATE OF NV
COUNTY OF Douglas } ss


On this 2nd day of February, 2023, before me, Dena Reed, a Notary Public in and for Douglas County, State of _____ personally appeared **Charles P. Bluth, Manager, of CONSOLIDATED PARTNERS, LLC, a Nevada limited liability company**, the signer of the within instrument who acknowledged to me that he executed the foregoing instrument, by duly delegated authority.




Notary Public for the State of NV
Residing in Zephyr Cove
My Commission Expires 3-14-23

GRANTOR:

CONSOLIDATED PARTNERS, LLC, a Nevada limited liability company

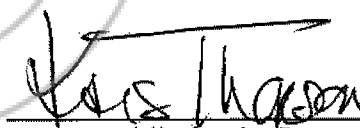
BY: 
Steven Daniel Pokrajac
Manager

ACKNOWLEDGMENT

STATE OF Nevada }
COUNTY OF Carson City } ss

On this 7th day of February, 2023, before me, Kris Thorson, a Notary Public in and for Carson City County, State of Nevada personally appeared **Steven Daniel Pokrajac, Manager, of the CONSOLIDATED PARTNERS, LLC, a Nevada limited liability company**, the signer of the within instrument who acknowledged to me that he executed the foregoing instrument, by duly delegated authority.




Notary Public for the State of Nevada
Residing in Carson City
My Commission Expires 1-17-2026



W.O. 0020000222
US FOREST SERVICE
APN: 1420-06-702-001

EXHIBIT "A"
EASEMENT

A portion of the Southeast quarter of Section 6, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as 13-031-18 of a Record of Survey for Douglas County #32, recorded as File Number 489613 on April 10, 2000, Official Records of Douglas County, Nevada, more particularly described as:

An easement, being the North 15 feet of said parcel:

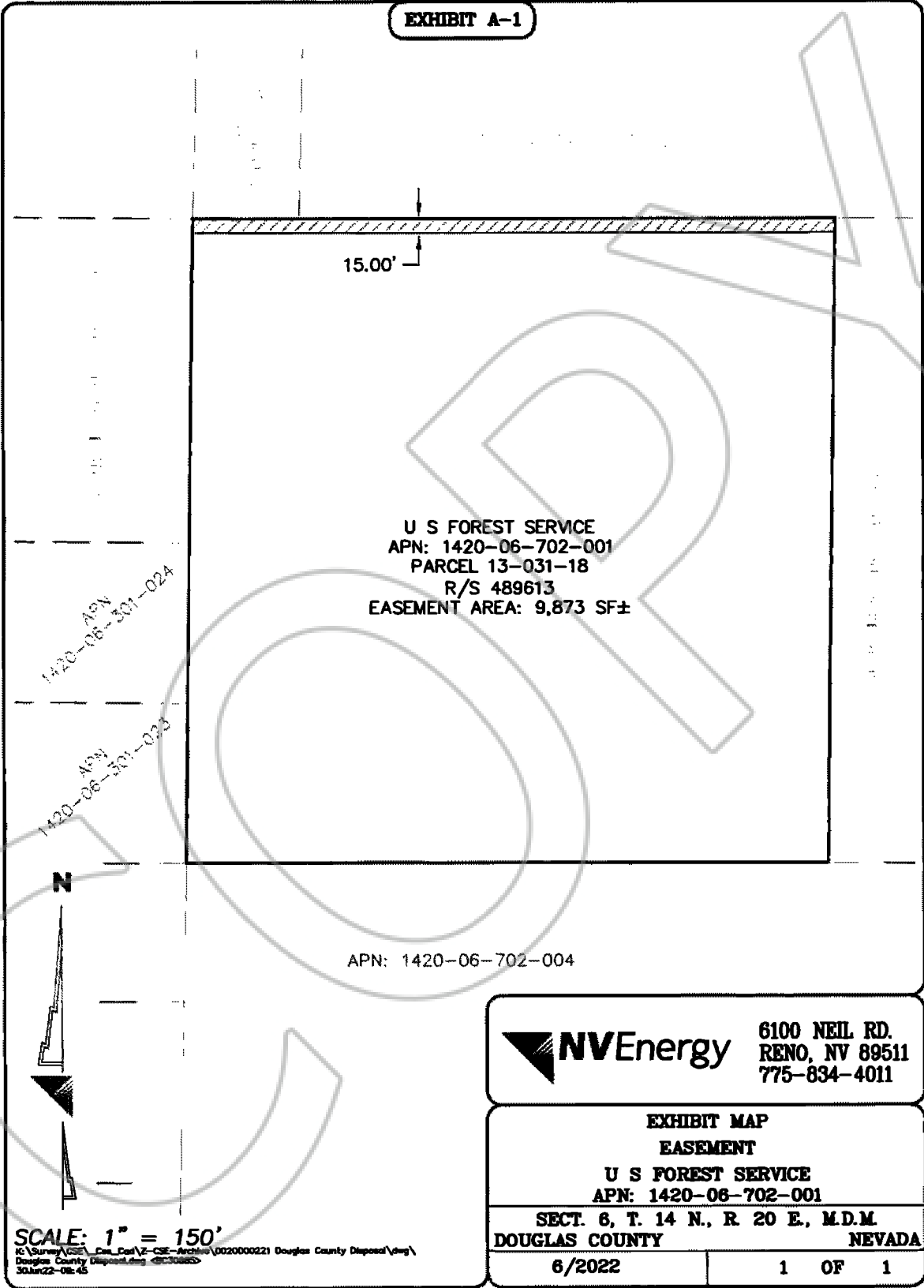
Said Easement contains 9,873 square feet more or less.

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



6.30.22

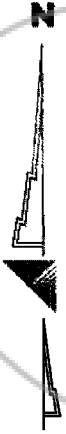
EXHIBIT A-1



U S FOREST SERVICE
APN: 1420-06-702-001
PARCEL 13-031-18
R/S 489613
EASEMENT AREA: 9,873 SF±

1420-06-301-024
APN
1420-06-301-023
APN

APN: 1420-06-702-004



SCALE: 1" = 150'
K:\Survey\CSE_Cad\Cad\Z-CSE-Archives\0020000221 Douglas County Disposal.dwg
Douglas County Disposal.dwg <@30885>
30Jun22-08:45

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

EXHIBIT MAP EASEMENT U S FOREST SERVICE APN: 1420-06-702-001	
SECT. 6, T. 14 N., R. 20 E., M.D.M. DOUGLAS COUNTY NEVADA	
6/2022	1 OF 1