

APN(s): 1220-14-000-004, 1220-23-000-015

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

Settelmeyer Ranches, Inc A Nevada 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 aboveground 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. Grantee will endeavor to provide Grantor advance notice prior to its entry on the property for non-emergency or scheduled maintenance activities and will coordinate in good faith with Grantor on the route(s) of access in order to minimize the interference with or damage to Grantor’s operations.
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

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GOE (Rev. 2017)

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 page follows]

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GRANTOR:

Settlemeyer Ranches, Inc



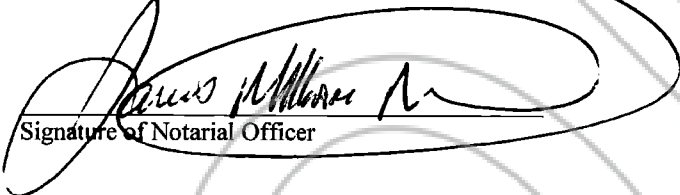
SIGNATURE

By: James Settlemeyer
PRINT NAME

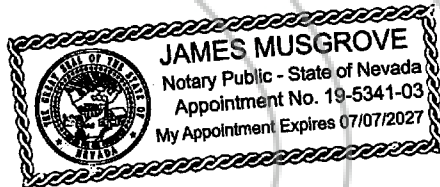
Title: Chairman

STATE OF NEVADA)
COUNTY OF CLATSOP County) ss.

This instrument was acknowledged before me on January 18, 2024 by James Settlemeyer as CHAIRMAN of Settlemeyer Ranches, Inc.


Signature of Notarial Officer

Notary Seal Area →



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W.O. 3010893455

SETTELMAYER RANCHES, LLC

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EXHIBIT "A"

EASEMENT

A portion of Section 14, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within those Parcels of land described as Exhibit "A" of a Grant, Bargain, and Sale Deed, recorded as File Number 712202 on October 31, 2007, and Adjusted A.P.N. 1220-23-000-006 of a Record of Survey to support a boundary line adjustment for Settlemyer Ranches, Inc and Corley Ranches, LLC recorded as File Number 538460 on April 1, 2002 Official Records of Douglas County, Nevada.

An easement, 15 feet in width, lying 7.5 feet on each side of the following described centerline:

COMMENCING at the Southwest Corner of the SE1/4 SE1/4 SE1/4 of Section 14 per said record of survey;

THENCE along the West side of said SE1/4 SE1/4 SE1/4, North 0°04'35" West, 207.47 feet to the **POINT OF BEGINNING**;

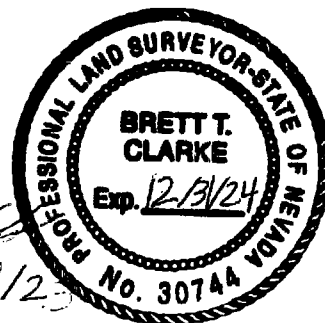
THENCE North 76°46'11" West, 1,067.38 feet to the Easterly right-of-way of US 395 N being the **TERMINUS OF THIS DESCRIPTION**.

The sidelines of said easement are to be extended or truncated as to terminate on the East right-of-way of US 395 N and the West line of the said SE1/4 SE1/4 SE1/4 of Section 14.

Said Easement contains 16,011 square feet of land more or less.

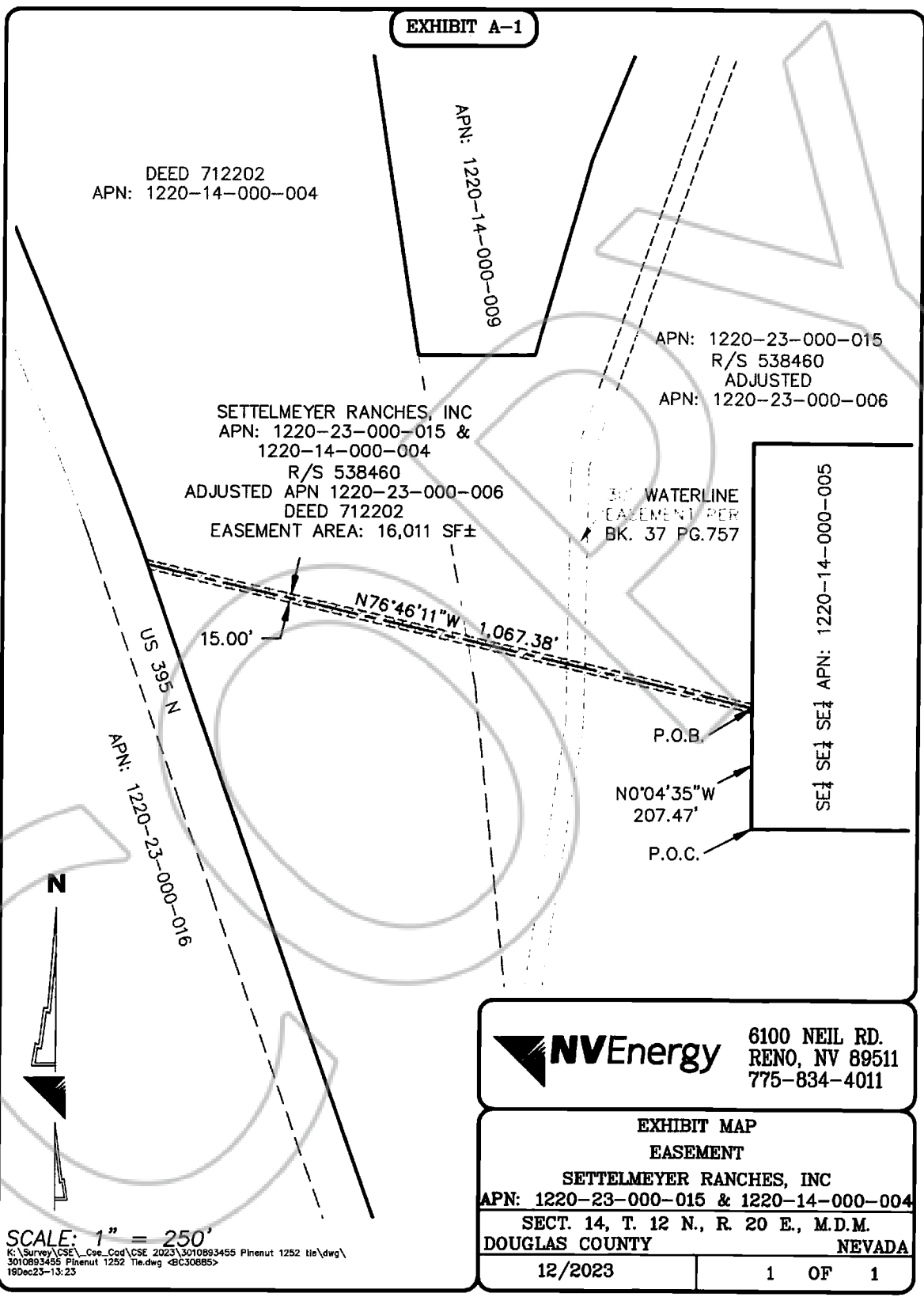
See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said Record of Survey.
Prepared by Brett Clarke, P.L.S.



JWC
12/19/23

EXHIBIT A-1



DEED 712202
APN: 1220-14-000-004

APN: 1220-14-000-009

APN: 1220-23-000-015
R/S 538460
ADJUSTED
APN: 1220-23-000-006

SETTELMAYER RANCHES, INC
APN: 1220-23-000-015 &
1220-14-000-004
R/S 538460
ADJUSTED APN 1220-23-000-006
DEED 712202
EASEMENT AREA: 16,011 SF±

30" WATERLINE
EASEMENT PER
BK. 37 PG.757

US 395 N
APN: 1220-23-000-016

N76°46'11"W 1,067.38'
15.00'

P.O.B.
N0°04'35"W
207.47'
P.O.C.

SE 1/4 SE 1/4 APN: 1220-14-000-005



SCALE: 1" = 250'
K:\Survey\CSE\Cse_Cod\CSE 2023\3010893455 Pinenut 1252 Tie\dwg\
3010893455 Pinenut 1252 Tie.dwg <BC30885>
19Dec23-13:23

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

EXHIBIT MAP EASEMENT	
SETTELMAYER RANCHES, INC	
APN: 1220-23-000-015 & 1220-14-000-004	
SECT. 14, T. 12 N., R. 20 E., M.D.M.	
DOUGLAS COUNTY	NEVADA
12/2023	1 OF 1