

GRANT OF EASEMENT

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We, ROBERT and LOUISE JOHNSTON, Husband and Wife as joint tenants, of the Town of Pioche, County of Lincoln, State of Nevada, owners of land hereafter referred to as Grantors, in consideration of one dollar (\$1.00), receipt of which is hereby acknowledged, hereby grant, bargain, sell, and convey to the Pioche Public Utilities, of County of Lincoln, State of Nevada, hereinafter referred to as Grantee, the following easement:

The right to erect, construct, reconstruct, replace, remove, maintain, and use a line of towers with such wires and cables as Grantee shall from time to time suspend therefrom for the transmission of electric energy, and for communication purposes, and all necessary and proper foundations, footings, cross arms, and other appliances and fixtures for use in connection with such towers, wires, and cables, together with a right of way, on along, and in all of the below described strip of the real property that is described below;

The right of ingress to and egress from the above described strip over and across the land by means of roads and lanes on such property, if there are such, otherwise by such route or routes as shall cause the least damage and inconvenience to Grantors;

The right to use the below described strip for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted, provided that Grantors shall not erect or construct any building or other structure, or drill or operate any well within such strip.

1 The further right to install, maintain, and use gates in
2 all fences that now cross or shall hereafter cross the below
3 described strip.

4 The right to trim and to cut down and clear away any
5 trees on either side of such strip that now or hereafter in the
6 opinion of Grantee may be a hazard to its towers, wires or cables,
7 provided, however, that all trees that Grantee is hereby authorized
8 to cut and remove, if valuable for timber or wood, shall continue
9 to be the property of Grantors, but all tops, lops, brush, and
10 refuse wood shall be removed by Grantee, at Grantee's sole expense.

11 Grantee shall repair any damage it may do to
12 Grantor's private roads or lanes on the below described strip of
13 property, if any, and shall indemnify and hold Grantors harmless
14 from and against any and all loss and damage that Grantee or
15 Grantee's employees, agents, or subcontractors shall cause.

16 Furthermore, the perpetual right to enter onto the below
17 described strip at any time that Grantee may see fit, and the right
18 to construct, maintain, and repair underground pipelines for the
19 purpose of conveying various liquid substances over, across,
20 through, and under the strip of property described below, together
21 with the right to excavate and refill ditches and trenches for the
22 location of such pipelines and mains, and the further right to
23 remove trees, brushes, undergrowth, and other obstructions
24 interfering with the location, construction, and maintenance of
25 such pipelines.

26 The easement and right of way granted by this instrument
27 covers a strip of land twenty-five (25) feet in width westward from
28 the east boundry over and across the below described strip

1 property.

2 The easement granted by this deed is for the benefit of
3 and appurtenant to that real property, or any portion of such
4 property, in the County of Lincoln, State of Nevada, described as
5 follows:

6 A parcel of land known as the North Half
7 (N1/2) of the Southwest Quarter (SW1/4) of the
8 Northeast Quarter (NE1/4) of the Northeast
9 Quarter (NE1/4) of Section 14, Township 1 North,
10 Range 67 East, M.D.B. & M., being more partic-
11 ularly described as follows:

12 Parcel No. 1A of that certain Parcel Map on
13 file in Book Plat A of Official Records, page
14 322, recorded October 2, 1990 in the Office of
15 the County Recorder of Lincoln County, Nevada,
16 as Document No. 095124.

17 It witness whereof, I have caused this deed to be
18 executed at Pioche, Nevada on the 1st of October, 1992.

19 Robert Johnston
20 ROBERT JOHNSTON

21 Louise Johnston
22 LOUISE JOHNSTON

23 SUBSCRIBED and SWORN before me
24 this 1st of October, 1992.

25 Judy A. Stcharl
26 Notary Public



27 **099436**

28 FILED AND RECORDED AT REQUEST OF
Lin. Co. Dist. Attorney
Oct. 2, 1992

at 30 MINUTES PAST 9 O'CLOCK
AM IN BOOK 103 OF OFFICIAL
RECORDS, PAGE 392 LINCOLN
COUNTY, NEVADA.

Yvonne Setzer
COUNTY RECORDER