

122487

FILED FOR RECORDING  
AT THE REQUEST OF

Patricia Franks  
2004 JUN 11 PM 1 53

LINCOLN COUNTY RECORDED  
FEE 15<sup>00</sup> DEPT 12  
LESLIE BOUCHER

## PERMANENT EASEMENT

**THIS INDENTURE OF EASEMENT**, made and entered into by and between **PATRICIA FRANKS OF PIOCHE NEVADA**, hereinafter known as the "GRANTOR", and the **PIOCHE PUBLIC UTILITIES, the LINCOLN COUNTY POWER DISTRICT, and the LINCOLN COUNTY TELEPHONE SYSTEM** hereinafter known as the "GRANTEE".

### WITNESSETH:

That the GRANTORS, do hereby GRANT and CONVEY to the GRANTEE, its successors and assigns, an easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction and removal of any and all utilities, with the right of ingress and egress, over, above, across and under those certain parcels of land as follows:

### LEGAL DESCRIPTION

The east ten(10) feet of parcel 15-3 of Subsequent Parcel Map 15, Parcel Map filed Book A, page 293, Lincoln County, Nevada records in the SW 1/4 of Section 15, T.1N.,R.67E., M.D.M. in the Town of Pioche, Nevada for Patsy Franks recorded August 20, 2001 in Plat Book B, page 384 as File No. 116803 in the Office of the County Recorder, Lincoln County, Nevada. Commonly known as parcel 001-191-86, Pioche, Nevada 89043.

The GRANTORS, its succors and assigns agree that:

1. No buildings, structures, walls fences or trees shall be placed upon, over or under said parcel of land for the duration of this easement except that said access parcel for ingress and egress may be improved and used for street, road, driveway purposes and for other utilities, insofar as such use does not interfere with its use by the GRANTEE for the purposes for which it was granted.
2. The GRANTEE shall not be liable for any damage to any of the GRANTORS improvements placed upon said parcel due to the GRANTEE'S necessary operations using reasonable care.

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- 3. If, upon completion of construction, the GRANTEE determines that excess easement exists, it may, at it's sole discretion offer to vacate any such excess.
- 4. All provisions of this permanent right-of-way and easement, including the benefits and burdens, run with the land and are binding upon and enure to the GRANTORS, the GRANTEE, and their heirs, assigns, successors, tenants and personal representatives.

IN WITNESS WHEREOF, the GRANTORS have hereunto set his/their hand/hands this 11 day of June, 2004.

By Patricia Franks  
PATRICIA FRANKS, OWNER

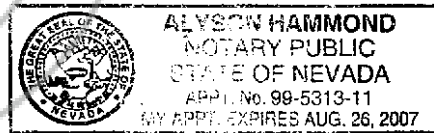
DATE: June 11-04

State of Nevada )  
County of Lincoln )

On 11 June 2004, before me, the undersigned, a NOTARY PUBLIC, in and for the said County and State, personally appeared Patricia Franks known to me to be the person described in and who executed the forgoing instrument and who acknowledges to me that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Alyson Hammond  
Notary Public



Notary seal/stamp

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