



APN: 013-042-24

Requested by: Lincoln County Power District No. 1
Return to: Lincoln County Power District No. 1
HC 74, Box 101
Pioche, Nevada 89043

Type of Document: Electric Power Easement

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that _____ (hereafter the Landowner), do hereby grant unto the **Lincoln County Power District No. 1** (hereafter the District), a general improvement district of the State of Nevada, whose offices are located in Caselton, Nevada, and to its successors or assigns, the right to enter upon the lands and premises of the Landowner, situated in the County of Lincoln, State of Nevada, and more particularly described in Exhibit A and Exhibit B, attached hereto and by reference made a part hereof (hereafter referred to as the Easement).

As a condition of this Easement, the District understands and agrees (1) that this easement is solely for the District's power distribution facilities and the District shall not authorize other parties to use the easement granted hereunder for any purpose without the written consent of the Landowner, and (2) to schedule in advance any operation on the property of the Landowner so as minimize interference and impact on daily activity of the Landowner to the extent practical, emergency situations exempted.

The Landowner agrees the Easement conveyed herein shall grant the District the right to enter the Landowner's lands and premises (1) to ~~construct~~ ^{re}construct, reconstruct, replace, repair, modify, operate and maintain electric transmission lines, distribution lines (including above ground and below ground facilities), substations and/or related electric facilities on the above described lands and/or in or upon all streets, roads, or highways abutting said lands; and (2) to cut, trim, remove and control the growth of any and all trees and shrubbery (including those that are either intentionally or incidentally cut, trimmed, removed, or controlled) located within the boundaries of the Easement as described above, which at the sole determination of the District may interfere with or threaten to endanger the operation and maintenance of the District's transmission lines, distribution lines, substations or related electrical facilities.

If the Easement conveyed to the District is for transmission lines, distribution lines and related, unfenced electrical facilities, the Landowner agrees (1) to not alter the property within the boundaries of the Easement in any manner that would impair the District's ability to construct, reconstruct, replace, repair, modify, operate and maintain its facilities on the Landowner's lands and premises; (2) to not alter the property within the boundaries of the Easement in any manner that would impair the ability of the District to transfer electric power to the Landowner or to others or that would promote or accelerate the deterioration of the District's facilities; and (3) to not alter the property within the boundaries of the Easement in any manner that would result in conditions (including but not limited to clearances between power lines and other objects) that



do not conform with the latest edition of the National Electric Safety Code.

If the Easement conveyed to the District is for substations and related electrical facilities within a fenced area, the Landowner agrees (1) to not to enter the fenced area without permission of the District; (2) to not alter lands within the fenced area; and (3) to not block the District's access to the fenced area.

The Landowner shall not grant additional easements to others that wholly or partially contain lands identified above as part of this Easement, unless approved in writing by the District.

The Landowner covenant that they are the owners of the property within the above described Easement subject to the pre-existing conditions and lien of _____ [insert name of Lien Holder, or indicate "None" if there are no liens against said land] on said lands (hereafter the Lien Holder). The Lien Holder is agreeable to the conditions established by this Grant of Easement and that the Lien Holder understands that such conditions shall be recorded as permanent conditions that shall run with the land as indicated by the attached written Letter of Agreement from the Lien Holder.

The District shall duly record this Easement with the Lincoln County Recorder. The rights granted unto the District under this Easement and heretofore recorded with the Lincoln County Recorder shall serve as permanent and binding obligations and covenants of the landowners, be they current or future, until such time as the electrical facilities of the District are removed by the District from the lands within the Easement.

IN WITNESS WHEREOF, the Landowner hereby grants this Easement to the District as of this day of MAY 6, 2013.

Printed Name: CHRISTOPHER PARSONSGUILD

Signature: [Handwritten Signature]

Printed Name: _____

Signature: _____

ACKNOWLEDGEMENT

State of Nevada)
County of) SS



I, Louise M. Carlson, a Notary Public in and for the State and County, do hereby certify that Christopher Parsons Guild, the same individuals who executed the above and foregoing instrument, appeared before me this day in person and acknowledged that they executed the above instrument as a free and voluntary act. Given under my hand and Notary Seal this May 6 day of 2013.

My Commission expires on 9/26/13. Louise M. Carlson

EXHIBIT B LINCOLN COUNTY POWER DISTRICT NO. 1 20' WIDE POWER EASEMENT ACQUISITION PART SECTION 3, T 3 S, R 67 E, M.D.M.

PAGE 1 OF 1

ARTISAN L.T.A.
"WHERE ART & MEASUREMENT SCIENCE ASSIST"

FOUND 3.25" DIA. BLM
BRASS MON 1/4 S4 S3 1971
LAT: 37°42'56.44323"N
LON: 114°28'53.00843"W

EXISTING 20' WIDE
POWER EASEMENT
BOOK 128 PAGES 04-07
INST: 108926

N1/2 OF LOT 59
-NOT A PART-

BARNES, DAYNE*
APN: 013-042-24
WEST 20'
S1/2 OF LOT 59
6,294.89 SQ. FT.

HIGHLAND KNOLLS
SUBDIVISION
BOOK: PLATS, PAGE: 100
INST: 51895

S89°56'31"E
373.50'
383.50'
333.74'
5,332.19'
288.41'

BARBARA ST.

995.69'
20'
2,638.98 SQ. FT.
500°13'04"W 132.00' C

GUILD, CHRISTOPHER*
APN: 013-190-09
PT. TRACT NO. 9
HIGHLAND KNOLLS
SUBDIVISION
BOOK: B, PAGE: 364
INST: 116018

FOUND 3.25" DIA. BLM
BRASS MON 1/4 S3 S2 1971
LAT: 37°42'56.38475"N
LON: 114°27'46.66454"W

MONUMENTATION AND RELATED EXHIBIT SYMBOLS

- ◆ FOUND 3.25" DIAMETER BLM BRASS MONUMENT AS NOTED.
- FOUND 1" DIAMETER PLASTIC MONUMENT INSCRIBED "PLS 12751 LENARD SMITH".
- LAND DIVISION LINE PER MAP RECORDATIONS NOTED HEREON.
- FOUND MONUMENT SPATIAL RELATIONSHIP LINES.
- POWER UTILITY EASEMENT CENTERLINE PERSUANT TO THIS LAND DESCRIPTION.
- ▨ EXISTING 20' WIDE POWERLINE EASEMENT BOOK 128 PAGE 04-07, INST 108926.
- ▩ 20' WIDE POWER EASEMENT ACQUIRED PURSUANT TO THIS LAND DESCRIPTION.

Art Artisan Land Transaction Assistants, LLC
P.O. Box 33434, Las Vegas, NV 89133
(702) 233-3451

ADDITIONAL REFERENCES

1873 & 1973 OFFICIAL PLAT & FIELD NOTES BY GENERAL LAND OFFICE AND BUREAU OF LAND MANAGEMENT, RESPECTIVELY.
*REPUTED OWNER PROVIDED BY LINCOLN COUNTY RECORDER DATABASE: <http://ibm1.lincolnv.com:1401/cgi-bin/diw200>
GEOGRAPHIC DATUM: NAD83 NGS 2010 OBTAINED THROUGH DUAL FREQUENCY GPS USING OPUS: <http://www.ngs.noaa.gov>



ARTISAN LAND TRANSACTION ASSISTANTS, LLC

"Where Art & Measurement Science Assist"

EXHIBIT A

LINCOLN COUNTY POWER DISTRICT NO.1 20-FEET WIDE POWER EASEMENT ACQUISITION FROM CHRISTOPHER GUILD PT. SECTION 3, T 3 S, R 67 E, M.D.M, LINCOLN CO., NEVADA

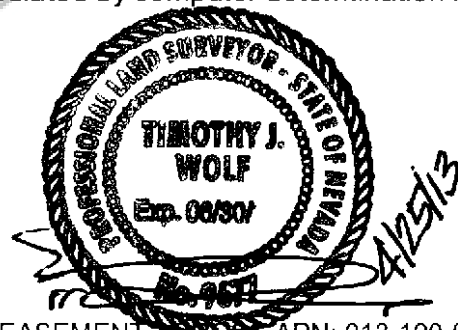
Portion of APN: 013-190-09

A land description as shown on the attached Exhibit B, included as an inseparable part hereof entitled "LINCOLN COUNTY POWER DISTRICT NO. 1 20' WIDE POWER EASEMENT ACQUISITION EXHIBIT B", consisting of one page hereinafter referred to as *Exhibit B*, herein established for the purpose of describing a Power Easement across, above and below a unique parcel of land that is bound by the north line of definitive lot dimensions pursuant to the map entitled "HIGHLAND KNOLLS SUBDIVISION", filed in Book: B, Page: 364, on March 6, 2001, at the Request of The Owens Surveying Outfit, said map hereinafter referred to as *Highland Knolls Subdivision Map*; more particularly described as follows:

Commencing at a found 3.25" diameter Bureau of Land Management brass Quarter Section Corner Monument stamped "1/4 S4 S3 T3S R67E 1971" 6-inches above ground in stone mound with t-post, said point rests North 89°56'31" West, a distance of 5,332.19 feet from another found 3.25" diameter Bureau of Land Management brass Quarter Section Corner Monument stamped "1/4 S3 S2 T3S R67E 1971" flush with the ground in stone mound; thence departing aforesaid commencement Quarter Section Corner Monument, South 89°56'31" East, coincident with the east-west Center Section 3 Line, a distance of 3,339.76 feet to the **Point of Beginning** of the aforementioned Power Easement coincident with what is hereinafter described as the centerline of a 20-foot wide easement wherein same extends 10 feet on each side of the following described centerline; thence departing said Center Section 3 Line, South 00°13'04" West, across, above and below Tract No. 9 of the aforementioned Highland Knolls Subdivision Map, a distance of 132.00 feet to the **Point of Terminus**, as also shown on said Exhibit B.

Said sidelines of the aforementioned land description are to be lengthened or shortened to conform to the aforesaid bounds while maintaining the established 20-foot wide Power Easement width. The land described above for the purpose of establishing a Power Easement contains approximately 2,638.98 square feet as calculated by computer determination methods.

Timothy J. Wolf
Agent, Artisan Land Transaction Assistants, LLC
Professional Land Surveyor
Nevada License Number 9677



LINCOLN COUNTY POWER DISTRICT NO. 1
P.O. Box 33434, Las Vegas, NV 89133-3434
Office: (702) 233-3451

EASEMENT ACROSS APN: 013-190-09
Email: TWolf@ArtisanGroupUSA.com
www.ArtisanConstructionServices.com