

LINCOLN COUNTY, NV

2021-159757

\$37.00

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03/19/2021 03:58 PM

SOUTHWEST GAS CORPORATION

Pgs=4 AE

OFFICIAL RECORD


AMY ELMER, RECORDER

APN # 008-261-08

Recording Requested By/Return To:
Southwest Gas Corporation

P.O. Box 98512
Las Vegas, Nevada 89193-8512
ATTN: Susan Mulanax, 21A/580

LRS 11718: Mesquite Approach Pipeline

		SOUTHWEST GAS CORPORATION	
GRANT OF EASEMENT			
<i>This form is used to acquire land rights for installation of pipeline(s) and appurtenances.</i>			
Prepared By	<u>RAC</u>	Reviewed By	_____
Sec.	<u>17</u>	T	<u>12 S</u>
		R	<u>71 E</u>
Meridian	<u>Mount Diablo</u>		
County	<u>Lincoln County</u>		State
			<u>Nevada</u>
WR No.	<u>3867324</u>	LRS No.	<u>11718</u>
I (We) <u>C & O Holdings, LLC, a Nevada limited liability company</u>			
<p>For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto SOUTHWEST GAS CORPORATION, a California Corporation, its successors, assigns, licensees, and invitees as reasonably necessary to effect the purpose of the easement, hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit: SEE ATTACHED EXHIBIT(s) "C1", "C2"</p> <p>together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.</p> <p>Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.</p> <p>Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.</p>			
Form 335.00 (08 2015) 581 - Microsoft Word		Link to Form Instructions	

W.R. No. 3867324

LRS No. 11718

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

19th day of March, 2021.

C & O Holdings, LLC
By: Investment Manager, Inc.

Grantor Robert M. Evans
By: Robert M. Evans, Sr. Vice President

Grantor _____

ACKNOWLEDGMENT

STATE OF Nevada)

COUNTY OF Clark)

On March 19, 2021, before me, Teresa Arredondo-O'Malley
(here insert name of the officer)

a notary public, personally appeared Robert M. Evans, Sr. Vice President

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa Arredondo-O'Malley

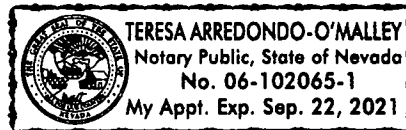


EXHIBIT "C1"

SOUTHWEST GAS CORPORATION
WR#3867324



APN: 008-261-08

Those portions of Sections 17, Township 12 South, Range 71 East, Mount Diablo Meridian, Lincoln County, Nevada, more particularly described as follows:

AREA 1: COMMENCING at the West quarter corner of said Section 17, thence North 89°09'29" East 465.41 feet along quarter section line to the POINT OF BEGINNING; thence continuing North 89°09'29" East 20.00 feet; thence South 00°49'34" East 1432.44 feet; thence South 89°10'26" West 60.00 feet; thence North 00°49'34" West 1346.03 feet; thence North 89°06'23" East 40.00 feet; thence North 00°49'34" West 86.36 feet to the POINT OF BEGINNING.




Contains 82,491 square feet or 1.89 acres, more or less.

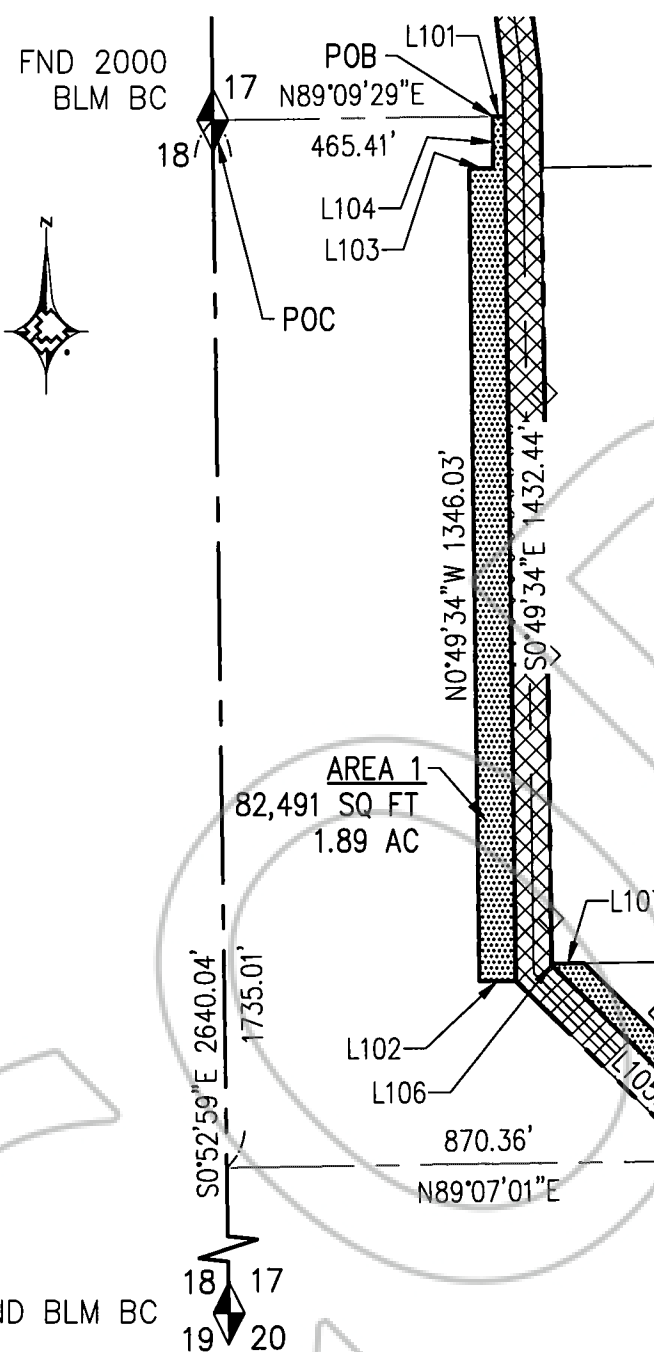
TOGETHER WITH:

AREA 2: COMMENCING at the West quarter corner of said Section 17; thence South 00°52'59" East 1735.01 feet along section line; thence North 89°07'01" East 870.36 feet to the POINT OF BEGINNING; thence North 45°49'34" West 462.00 feet; thence North 00°49'34" West 2.59 feet; thence North 89°06'52" East 53.92 feet; thence South 45°49'34" East 352.82 feet; thence South 85°53'03" East 25.87 feet; thence North 11°28'06" East 35.12 feet; thence North 25°50'53" East 50.31 feet; thence South 10°53'50" West 160.24 feet to the POINT OF BEGINNING.

Contains 18,657 square feet or 0.43 acres, more or less.

Basis of Bearings: North 89°10'06" East being the bearing of the South line of the southeast quarter (SE1/4) of Section 31, Township 12 South, Range 71 East, Mount Diablo Meridian, as shown on Parcel Map No.: 3282, File: 110 Page: 82, Official Records of Clark County, Nevada.

 SOUTHWEST GAS CORPORATION		 ARCADIS <small>Design & Consultancy for natural and built assets</small>		EXHIBIT "C1"	
WR#3867324				 SUNRISE ENGINEERING	
SEC 17, T12S, R71E, MDM					
LINCOLN COUNTY, NEVADA					
SET NO.:	SURVEYED:	DRAWN:	CHECKED:	DATE:	SHEET NO.:
06585	DF	TLT	DJR	10/26/20	1 of 2
				5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com	



LINE TABLE		
NO.	BEARING	LENGTH
L101	N89°09'29"E	20.00
L102	S89°10'26"W	60.00
L103	N89°06'23"E	40.00
L104	N0°49'34"W	86.36
L105	N45°49'34"W	462.00
L106	N0°49'34"W	2.59
L107	N89°06'52"E	53.92
L108	S45°49'34"E	352.82
L109	S85°53'03"E	25.87
L110	N11°28'06"E	35.12
L111	N25°50'53"E	50.31
L112	S10°53'50"W	160.24

			EXHIBIT "C2"	
	WR#3867324			
SEC 17, T12S, R71E, MDM		5135 CAMINO AL NORTE, SUITE 160		
LINCOLN COUNTY, NEVADA		NORTH LAS VEGAS, NEVADA 89031		
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR	DATE: 10/26/20
			SHEET NO.: 2 of 2	TEL 702.830.9175 www.sunrise-eng.com