

APN(s): 162-010-20

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

Washoe County, a political subdivision of the State of Nevada, (“**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 and/or underground communication facilities and 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;
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 and/or the Additional 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 Easement.

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RW# 0854-2023
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Project Name: E-685-687 ZOLEZZI LN-FP-COMM-E-SIERRA NEVADA MONTESSORI SCHOOL
GOE (Rev. 2017)

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. Grantee may use this easement to provide service to any of its customers.

Grantor will not waive and intends to assert any and all applicable liability limitations set forth in NRS Chapter 41. This Easement shall be governed by and construed and enforced in accordance with the internal laws of the State of Nevada, and venue for any legal action taken by either party to enforce its terms shall be in Washoe County, Nevada.

[signature page follows]

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W.O. 3010771167

Washoe County

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EXHIBIT "A"

EASEMENT

A portion of the Southwest quarter of Section 17, Township 18 North, Range 20 East, M.D.M., Washoe County, Nevada; situated within that Parcel of land described in a Grant, Bargain and Sale Deed, recorded as File Number 2793065 on January 21, 2003, Official Records of Washoe County, Nevada.

An easement, 15 feet in width, lying 7.50 feet on each side of the following described centerline:

Commencing at the most Westerly Corner of a Parcel described in a Grant, Bargain and Sale Deed, recorded as File Number 5122924 on December 30, 2020, Official Records of Washoe County, Nevada;

THENCE North 32°52'14" East, 68.05 feet to the **POINT OF BEGINNING** ;

THENCE North 82°24'59" West 124.17 feet to the **terminus of this description** .

The sidelines of said easement are to be extended or truncated as to terminate on the easterly line of the Grantor.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 25 feet from poles so supported.

Said Easement contains 1,863 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 the Record of Survey showing a Boundary Line Adjustment for Sierra Nevada Montessori School, Inc., and The Roman Catholic Bishop of

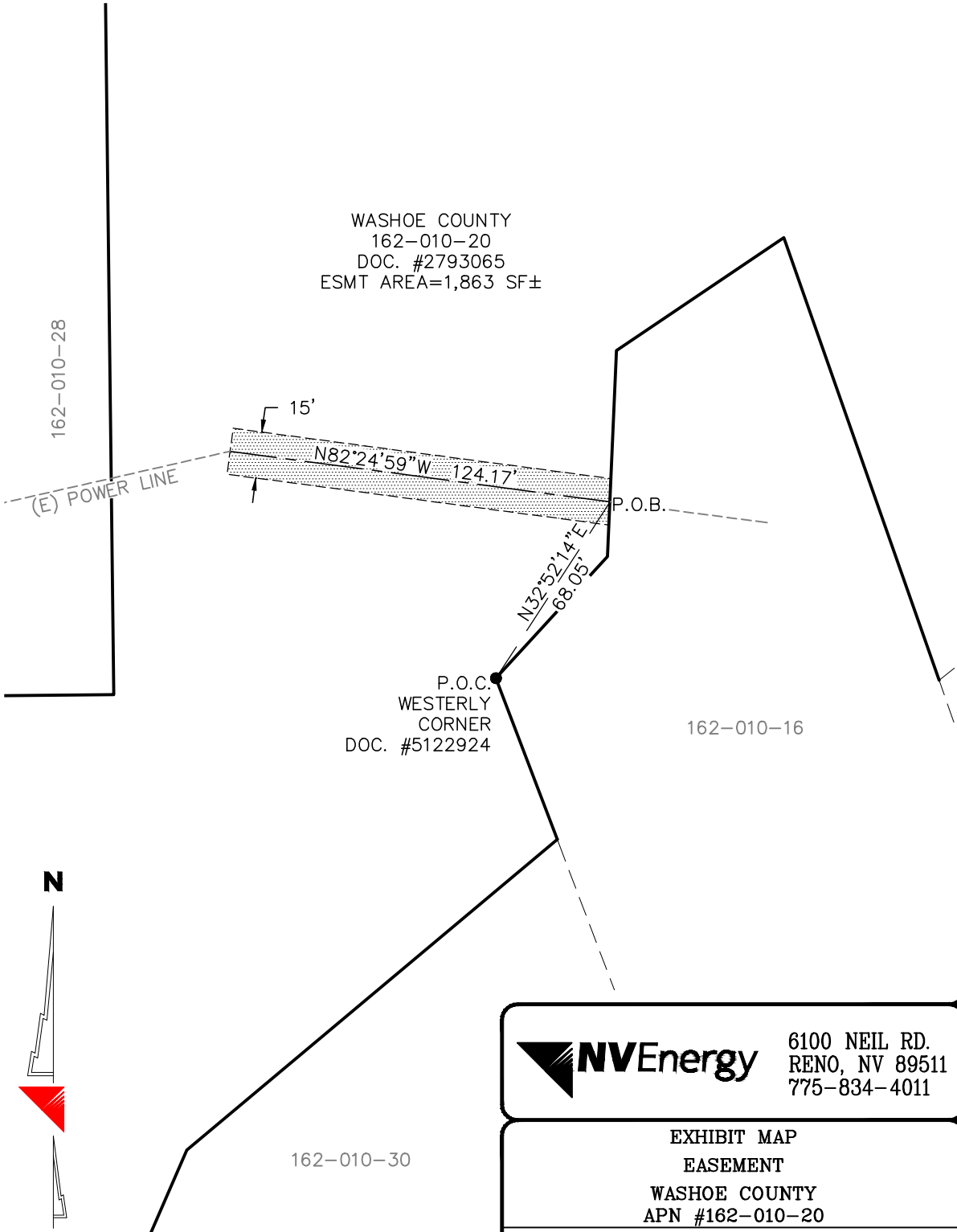


Reno, recorded as File Number 3224345 on June 3, 2005, Official Records of Washoe County, Nevada.

Prepared by Seth Horm, L.S.I.

EXHIBIT A-1

WASHOE COUNTY
 162-010-20
 DOC. #2793065
 ESMT AREA=1,863 SF±



SCALE: 1" = 50'

S:\Survey\CSE\Cse_Cad\CSE 2023\3010771167-Zolezzi Lane\dwg\3010771167-Zolezzi Lane.dwg <sh23446>
 14Mar24-08:17

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

EXHIBIT MAP EASEMENT WASHOE COUNTY APN #162-010-20		
T. 18 N., R. 20E., S.17-M.D.M.		
RENO	WASHOE COUNTY	NEVADA
03/14/24	1	OF 1