

21104(6-75)
(Rev. 8/79)

MONTANA-DAKOTA UTILITIES CO.

UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, MARY CATHERINE FLETCHER, A Single Woman, subject to an unrecorded contract for deed to RICHARD YEAGER and TINA YEAGER, Husband and Wife, and JANE E. TOTIS, a married woman of 1082 Big Goose Road, Sheridan, Wyoming 82801 hereinafter called Grantor (whether one or more), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants and warrants to Montana-Dakota Utilities Co., a corporation, of 400 North Fourth Street, Bismarck, North Dakota, 58501, Grantee, and to its successors and assigns, a perpetual right-of-way and easement for the construction, reconstruction, replacement, operation, maintenance, repair and removal of buried or semiburied electric distribution system, street lighting system or communication system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith, to be located upon, under and within the following real estate in Sheridan County, State of Wyoming, namely:

A strip of land 20 feet in width parallel and adjacent to the Northeast property line of Lot 5A of the subdivision of Tract No. 5, Valley West Subdivision, total length of said strip of land being 1015.4 feet. All located in Sections 3 and 10 of T55N, R85W, Sheridan, Wyoming.

COMPANY hereby agrees that it will pay any and all damages that may result to the crops, fences, buildings and improvements on said premises caused by constructing, reconstructing, replacing, maintaining, repairing, operating or removing said electric line.

OWNER, its successors and assigns, agrees not to build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works or other structures upon, over, or under the strip of land herein described or that would interfere with said electric line or lines or COMPANY'S rights hereunder.

The Grantor also hereby grants to Montana-Dakota Utilities Co., its successors and assigns, the right of ingress and egress for the purposes of the easement and right-of-way described herein.

If the herein described lands are in the State of North Dakota, this easement is limited to a term of 99 years.

If the herein described lands are in the State of Wyoming, OWNER does hereby release and waive all rights under and by virtue of the homestead exemption laws of that state.

IN WITNESS WHEREOF, the Grantor has signed this grant of easement this 24th day of Oct, 1984.

Mary Catherine Fletcher

STATE OF WYOMING)
County of SHERIDAN) ss.

On this 24th day of October, 19 84, before me personally appeared _____

MARY CATHERINE FLETCHER, A Single Woman

known to me to be the same person _____ described in and who executed the above and foregoing instrument and acknowledged to

me that She executed the same, (known to me to be the

_____ and _____ respectively of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Charles R. [Signature]
Notary Public, Sheridan County,
State of Wyoming
(SEAL)

My Commission Expires MY COMMISSION EXPIRES JULY 9, 1986

W.O. 71-13903 TRACT NO. _____ L.R.R. NO. 23386