

POWER LINE EASEMENT

On Lot Three

For Ten Dollars (\$10.00) and other good and valuable consideration, **CHARLES S. STEPHENS and KATHLYN L. STEPHENS, husband and wife**, as owners of the below-described Parcel A, of Sheridan County, Wyoming, do hereby grant unto **CHARLES S. STEPHENS and KATHLYN L. STEPHENS, husband and wife, as tenants by the entireties with full right of survivorship**, as owners of the below-described Parcel B, and unto **MARY B. CLARK**, as owner of the below-described Parcel C, and to their successors in interest, the hereinafter described easement for purposes of accommodating existing electrical power line(s). Reference is made hereinafter to the said **CHARLES S. STEPHENS and KATHLYN L. STEPHENS**, in their capacity as owners of the below-described Parcel A, as "Grantors." Reference is made hereinafter to the said **CHARLES S. STEPHENS and KATHLYN L. STEPHENS** in their capacity as owners of the below-described Parcel B, as "Grantees B." Reference is made hereinafter to the said **MARY B. CLARK** as "Grantee C."

Grantors are the owners of following described real property in Sheridan County, Wyoming, to-wit:

PARCEL A

Lot 3 of Musick Minor Subdivision, Sheridan County, Wyoming, as recorded October 13, 1976 in Book 1 of Plats, Page 153.

Grantees B are the owners of the following described real property, situate in the County of Sheridan, State of Wyoming, to-wit:

PARCEL B

Lot 1 of Musick Minor Subdivision, Sheridan County, Wyoming, as recorded October 13, 1976 in Book 1 of Plats, Page 153.

Grantee C is the owner of the following described real property, situate in the County of Sheridan, State of Wyoming, to-wit:

PARCEL C

Lot 2 of Musick Minor Subdivision, Sheridan County, Wyoming, as recorded October 13, 1976 in Book 1 of Plats, Page 153.

The property above described as Parcel C adjoins the property of Grantors. The property above described as Parcel B adjoins Parcel C. Grantees B and C desire an easement for an existing electrical power line to serve the above described property of Grantees B and C.

Grantees B and C are granted the right to repair and maintain said electrical power line upon the property which is the subject of this easement. Such repairs and maintenance shall be

EASEMENT

reasonable and proper, and Grantees shall make good at their own expense all damage or disturbance which may be caused to the property of Grantors which is the subject of this easement.

The location of the easement over the property of the Grantor is more fully described as follows:

A tract of land 15.00 feet wide located within Lot 3 of Musick Minor Subdivision, a subdivision of Sheridan County, Wyoming, being 7.50 feet on each side of the following described centerline:

Beginning at a point on the east line of said Lot 3, said point being located N 0°14'03"W, 163.34 feet from the southeast corner of said Lot 3; thence S 57°56'58"W, 262.72 feet to an existing power pole, thence from said existing power pole S 37°31'08"W, 33.93 feet to a point on the south line of said Lot 3, said point being located S 89°17'54"W, 244.02 feet from the southeast corner of said Lot 3;

Also, beginning from said existing power pole, thence S 31°00'51"E, 30.88 feet to a point on the south line of said Lot 3, said point being located S 89°17'45"W, 207.54 feet from the southeast corner of said Lot 3.

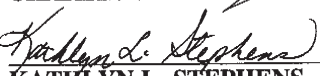
lengthening or shortening the side lines of the easement to intersect the boundary lines of said Lot 3.

This easement herein contained shall be construed as running with the lands. It is for the private use and benefit of the Grantees B and the Grantee C, their heirs, successors in interest and assigns forever; it binds the Grantors, their heirs, successors and assigns.

Any controversy or claim arising out of or relating to this Easement shall be settled by arbitration in accordance with the Rules of the American Arbitration Association, and judgment upon the award may be entered in any court having jurisdiction thereof.

DATED this 22 day of March, 2004.


CHARLES S. STEPHENS


KATHLYN L. STEPHENS

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing **POWER LINE EASEMENT** was acknowledged before me by **CHARLES S. STEPHENS** and **KATHLYN L. STEPHENS**, this 22nd day of March, 2004.

WITNESS my hand and official seal.


NOTARY PUBLIC

My Commission Expires: 5-13-09

EASEMENT

