

MONTANA-DAKOTA UTILITIES CO.
ELECTRIC LINE EASEMENT

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THIS EASEMENT, made this 20 day of March, 19 84, between MONTANA-DAKOTA UTILITIES CO., a corporation, 400 North Fourth Street, Bismarck, North Dakota, hereinafter called "COMPANY," its successors and assigns, and the following-named persons, hereinafter, whether singular or plural, called "OWNER," namely: JAMES A. BUMBACA, a single man

whose address is 1658 South Mountain View Drive, Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto MONTANA-DAKOTA UTILITIES CO., a corporation, its successors and assigns, an easement 33 feet in width, being ---- feet left, and ---- feet right of the center line, as laid out and/or surveyed with the right to construct, reconstruct, increase the capacity of, operate, maintain, repair and remove one electric line, consisting of pole structures supporting one or more electric power circuits, together with crossarms, cables, wires, guys, supports, anchors, fixtures, and such other structures, installations and facilities used in the construction, reconstruction, operation, increasing the capacity of, maintenance, repair and removal of said electric line, and to cut and trim trees and shrubbery located within 33 feet of the center line of said line or where they may interfere with or threaten to endanger the operation or maintenance of said line, and to license, permit or otherwise agree to the joint use or occupancy of the line by any other persons, associations or corporations. Said line may be constructed either overhead, as described above, or underground, or the said line, if constructed overhead, may be converted from overhead to an underground line at some future time.

OWNER, hereby grants to company, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, repairing or removing said electric line and for the purpose of doing all necessary work in connection therewith.

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 COMPANY'S rights hereunder.

Said electric line and every part thereof shall be confined to the area granted under this easement, except that the COMPANY shall have the right of placing and maintaining guys and anchors at greater distance from said center line where necessary to support said electric line.

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, increasing the capacity of, maintaining, repairing, converting to underground, operating or removing said electric line. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by COMPANY and one by OWNER; these two shall select the third person. The award of these three persons shall be final and conclusive.

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.

This easement is appurtenant to the following-described real estate, situate in the County of SHERIDAN, State of WYOMING, namely: The North Thirty-three (33) feet of the following described tract of land: A tract of land situated in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fourteen (14), Township Fifty-five (55) North, Range Eighty-four (84) West of the 6th P.M., more particularly described as follows: Beginning at a point on the East right-of-way line of the Sheridan-Big Horn State Highway, said point being N89°35'E., 1359 feet and South 0°35'W., 3222.5 feet from the Northwest Corner of said Section 14, thence N89°53'E., 696.7 feet, thence S10°32'E., 245.5 feet, thence S6°38'W., 180 feet, thence S89°53'W., 725 feet to a point on the East right-of-way line of said State Highway, thence North 0°35'E., along said East right-of-way line of said State Highway 420 feet to the point of beginning.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

James A. Bumbaca

STATE OF WYOMING

County Of SHERIDAN

On this 21 day of March, 19 84, before me personally appeared James A. Bumbaca, a single man

known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that he 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. Weeks

Notary Public, Sheridan County,

State of Wyoming

(SEAL)

My Commission Expires: MY COMMISSION EXPIRES JULY 9, 1986

1071-231-12816-883

W.O. TRACT NO. S-S 12d L.R.R. No. 23105