

ELECTRIC LINE EASEMENT

RECORDED MARCH 27, 1984 BK 284 PG 30 NO 897499 MARGARET LEWIS COUNTY CLERK

THIS EASEMENT, made this 14th day of March, 19 84, between MONTANA-DAKOTA UTILITIES CO., a corporation, 400 North 4th Street, Bismarck, North Dakota, hereinafter called "COMPANY," its successors and assigns, and the following-named persons, hereinafter, whether singular or plural, called "OWNER," namely:

JOE W. FOX, a/k/a JOSEPH W. FOX and KATHERINE M. FOX, his wife

whose address is Route 1, Box 275, Sheridan, Wyo., 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto MONTANA-DAKOTA UTILITIES CO., a corporation, its successors and assigns, an easement --- 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 35 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:

Two tracts of land located in the Southwest Quarter (SW1/4) of Section Fifteen (15) and the Southeast Quarter (SE1/4) of Section Sixteen (16), both located in Township Fifty-five (55) North, Range Eighty-four (84) West, and more fully described as follows:

TRACT #1: The South Seventy feet (70') of the SW1/4 of said Section 15 and of the East 903.7 feet of the SE1/4 of said Section 16.

TRACT #2: The North Fifteen feet (15') of the East One Hundred feet (100') of the SW1/4 of said Section 15. This tract of land only for guy pole, guys and anchors.

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

Joseph W. Fox
Katherine M. Fox

STATE OF WYOMING)
County of Sheridan) ss.

On this 14th day of March, 19 84, before me personally appeared Joe W. Fox, a/k/a Joseph W. Fox and Katherine M. Fox, his wife

known to me to be the same person S described in and who executed the above and foregoing instrument and acknowledged to me that I he Y 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.)

Frances K. Gilly
Notary Public, Sheridan County,
State of Wyoming



W.O. 12816 S-S 13d, 15 NO. 22845