

SHERIDAN DIVISION

RECORDED AUGUST 17, 1973 BK 196 PG 77 NO 631471 B. B. HUME, COUNTY CLERK

E.C.O. NO. # 132677
& LRR#

Montana-Dakota Utilities Co.
ELECTRIC LINE EASEMENT (BY OWNER)

THIS INDENTURE, made this 25th day of July, 1973, 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, herein, whether singular or plural, called "OWNER," namely:

CARL W. PATTERSON and BETTY E. PATTERSON, (Husband and Wife) (also known as CARL WILLIAM PATTERSON and BETTY ELAINE PATTERSON)

whose address is Ranchester, Wyoming, 82839

WITNESSETH, that for valuable consideration received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement with the right to construct, operate, maintain, repair and remove, an electric line including necessary poles, wires, and fixtures, through, over, under and across the real estate hereinafter described and in or upon all streets, roads, or highways abutting said lands, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state and to cut and trim trees and shrubbery located within 20 feet of the center electric 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 person, association or corporation.

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, maintaining, operating, repairing or removing said electric line and for the purpose of doing all necessary work in connection therewith.

COMPANY by the acceptance hereof, 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, maintaining, repairing, operating or removing said electric line.

This easement is appurtenant to the following described real estate, situate in the County of SHERIDAN, State of Wyoming, namely:

A tract of land situated in the E $\frac{1}{2}$ of Lot 4 of Section 18, Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows, to wit: Beginning at a point located S. 43° 50' 40" E. 952.2 feet from the NW corner of said Lot No. 4, said point being located on the West line of the E $\frac{1}{2}$ of said Lot No. 4; thence S. 84° 31' 10" E., 677.4 feet to a point on the East line of said E $\frac{1}{2}$ of Lot No. 4; thence North 529.7 feet to the Southerly boundary of a B & N Railroad; thence Northwesterly along said Southerly boundary to a point where said Southerly boundary of said B & N Railroad intersects the North boundary line of said East half of Lot No. 4, thence West along said North line of said East half of Lot No. 4 to the Northwest corner of said East half of Lot No. 4, thence South to the Point of beginning, said tract containing 9 acres, more or less, excepting a County Road Right of Way located South and adjacent to said B & N Railroad.

IN WITNESS WHEREOF, OWNER has executed these presents as of the day and year first above written

Carl W. Patterson
Betty E. Patterson

STATE OF WYOMING

COUNTY OF WYOMING

On this 25th day of July, A. D. 1973, before me, a Notary Public for the within County and State, personally appeared

CARL W. PATTERSON and BETTY E. PATTERSON (Husband and Wife)

to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their free and voluntary act and deed.



Notary Public, Sheridan County, Wyo.

My Commission Expires My Commission expires April 24, 1974

1786-662 Wyo.

CONSIDERATION NOT IN EXCESS OF \$100

77

CORP. LIMITS

B.N.
R.R.

EASEMENT
CARL PATTERSON

529.7'

S 43° 58' 40" E. 952.2'

S 84° 31' 10" E. 672.6'

LOT 4
(SW 1/4 SEC 15) T57N, R25W

78
MDU
SKETCH
OF
EASEMENT DESCRIPTION
FOR
CARL W. PATTERSON
RANCHSTER, WYOMING
JULY 1973 SCALE: 1" = 200'

DAYTON ST.

1st Ave. W.

2nd Ave. W.

HARDIN ST.

S 14° 14'