

DEED OF EASEMENT

S.K. Johnston, Jr., Grantor, of Chattanooga, Tennessee, a married man dealing in his sole and separate property, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, conveys and grants to the Sheridan Area Water Supply Joint Powers Board, Grantee, 224 South Main Street, Sheridan, Wyoming 82801 the following described real property, situate in Sheridan County, Wyoming, to-wit:

As described on Exhibit "A" attached hereto and incorporated herein by reference thereto.

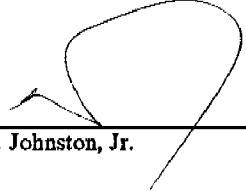
The easement as described is across certain lands of Grantor, is perpetual, and is for the benefit of and appurtenant to lands of Grantee, described as:

See Exhibit "B" attached hereto and incorporated herein by reference.

This easement is granted in accord with the terms of the December 16, 1992 Purchase Offer made by Grantee as accepted by Grantor and the covenants, representatives, agreements and warranties contained therein shall survive this grant.

Grantor, for himself, his heirs, successors and assigns does covenant to warrant and defend all right, title and interest in and to the aforescribed lands, together with quiet and peaceable possession thereof, unto Grantee, and its successors and assigns only against claims of persons or entities claiming by and through Grantor.

DATED this 25th day of January, 1993.


S.K. Johnston, Jr.

STATE OF Georgia)
County of Fulton) ss.

The foregoing instrument was acknowledged before me this 25th day of January, 1993, by S.K. Johnston, Jr.

WITNESS MY HAND AND OFFICIAL SEAL.


Notary Public
Notary Public, DeKalb County, Georgia
My Commission Expires Aug. 18, 1993

My Commission Expires:



EXHIBIT "A"

A perpetual water line easement twenty (20) feet wide, lying ten (10) feet each side of a centerline situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as shown on Exhibit "B" as filed and indexed in Drawer A of Certificate of Surveys, No. 59, at the Sheridan County Clerk's office and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 9; thence N44°15'27"E, 1872.51 feet to the POINT OF BEGINNING, said point lying on the south line of the Big Horn Ranch Subdivision to the County of Sheridan, Wyoming; thence S12°52'50"E, 11.18 feet along said centerline to a point on the north line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence S12°52'50"E, 127.70 feet along said centerline to a point; thence S00°24'00"E, 289.97 feet along said centerline to a point; thence S45°24'00"E, 13.08 feet along said centerline to the POINT OF TERMINUS, said point being N56°05'57"E, 1625.41 feet from said west quarter corner of said Section 9.

The above described easement contains 0.197 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

~~In addition, a temporary construction easement will be required, being a strip of land thirty (30) feet wide, the west line of said strip being the east line of said perpetual twenty (20) foot easement. Said temporary construction easement contains 0.288 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.~~ *SM*

A perpetual water line easement twenty (20) feet wide, lying ten (10) feet each side of a centerline situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as shown on Exhibit "B" as filed and indexed in Drawer A of Certificate of Surveys, No. 59, at the Sheridan County Clerk's office and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 9; thence N56°03'18"E, 1569.63 feet to the POINT OF BEGINNING, said point lying on the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N67°35'15"E, 27.76 feet along said centerline to a point, said point lying on the east line of a tract of land described on Book 265 of Deeds, Page 593; thence N47°30'17"E, 28.90 feet along said centerline to a point; thence S45°24'00"E, 210.70 feet along said centerline to a point; thence S41°24'00"E, 40.00 feet along said centerline to a point; thence S35°24'17"E, 488.72 feet along said centerline to the POINT OF TERMINUS, said point being N79°39'05"E, 1838.62 feet from said west quarter corner of said Section 9.

The above described easement contains 0.366 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

~~An underground power line easement twenty (20) feet wide, lying ten (10) feet each side of a centerline situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:~~

~~Commencing at the west quarter corner of said Section 9; thence N56°03'18"E, 1569.63 feet to the POINT OF BEGINNING, said point lying on the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N67°35'15"E, 27.76 feet along said centerline to a point, said point lying on the east line of a tract of land described on Book 265 of Deeds, Page 593; thence N47°30'17"E, 28.90 feet along said centerline to a point; thence S45°24'00"E, 210.70 feet along said centerline to a point; thence S41°24'00"E, 40.00 feet along said centerline to a point; thence S35°24'17"E, 488.72 feet along said centerline to the POINT OF TERMINUS, said point being N79°39'05"E, 1838.62 feet from said west quarter corner of said Section 9.~~ *SM*

EXHIBIT "A"

~~In addition, a temporary construction easement will be required, being a strip of land fifteen (15) feet wide, the northerly and easterly line of said strip being the southerly and westerly line of said perpetual twenty (20) foot easement. Also a strip of land fifteen (15) feet wide, the southerly and westerly line of said strip being the northerly and easterly line of said perpetual twenty (20) foot easement. Said temporary construction easement contains 0.549 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.~~

TLM

Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as shown on Exhibit "B" as filed and indexed in Drawer A of Certificate of Surveys, No. 59, at the Sheridan County Clerk's office and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 9; thence N88°16'37"E, 1956.48 feet to the POINT OF BEGINNING of the herein described tract; thence N72°57'24"W, 220.00 feet to a point; thence N17°02'36"E, 220.00 feet to a point; thence S72°57'24"E, 220.00 feet to a point; thence S17°02'36"W, 220.00 feet to the POINT OF BEGINNING.

Said tract contains 1.111 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).