

20720(6-78)

MONTANA-DAKOTA UTILITIES CO.
ELECTRIC LINE EASEMENT 156

THIS EASEMENT, made this 3 day of February, 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: GEORGE B. HOLMES and DIXIE L. HOLMES, husband and wife

whose address is 136 Scott Drive, 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 70 feet in width, being 35 feet left, and 35 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: A strip of land located in the Northeast Quarter (NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-six (36), Township Fifty-six (56) North, Range Eighty-four (84) West, also the West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-one (31), Township Fifty-six (56) North, Range Eighty-three (83) West, also the Northwest Quarter (NW $\frac{1}{4}$) of Section Six (6), Township Fifty-five (55) North, Range Eighty-three (83) West of the 6th P.M. Said strip of land 70 feet wide, being 35 feet on each side of the following described centerline: Beginning at a point located 430.1 feet south and 35 feet east of north quarter corner of said Section Thirty-six (36), thence bearing South 0°48'W. a distance of 1,189.5 feet, thence S.50°49'E. a distance of 3,071.2 feet, thence S.19°39'E. a distance of 4,399.4 feet, thence S.78°22'W. a distance of 57.3 feet, more or less, to centerline of existing county roadway.

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

George B. Holmes
Dixie L. Holmes

STATE OF WYOMING

County Of Sheridan

On this 3 day of February, 19 84, before me personally appeared George B. Holmes and Dixie L. Holmes, husband and wife

known to me to be the same person 8 described in and who executed the above and foregoing instrument and acknowledged to me that they 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. Holmes
Notary Public, Sheridan County,
State of Wyoming
(SEAL)

My Commission Expires: MY COMMISSION EXPIRES JULY 9, 1986

S-S 6c, S 7, & S 8a
W.O. 12816 TRACT NO. 23122 L.R.R. No. 23122