
2011-691914 11/7/2011 11:48 AM PAGE: 1 OF 4
BOOK: 529 PAGE: 107 FEES: \$17.00 DR EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

W/O NO: 110306
Township: 56N
Range: 84W
Section: 35

COMMUNICATION FACILITIES AND EQUIPMENT EASEMENT

Donald B. Roberts as trustee of the Donald B. Roberts Living Trust dated March 7, 1983 ("Grantor") whose address is 13 Cemetery Road, Sheridan, WY 82801 grants to Advanced Communications Technology, Inc. ("Grantee") whose address is 290 N. Brooks Street, Sheridan, WY 82801 and to its successors and assigns a non-exclusive easement over, under and across the following described Grantor owned lands to excavate , construct, reconstruct, deconstruct, place, maintain, operate, repair, inspect, survey, alter, upgrade and replace below ground communication facilities and equipment:

A strip of land 16 feet wide running parallel and abutting the west property boundary of the North 188.6 feet of the East 693 feet of the SE1/4 SW1/4, Section 35, Township 56 North, Range 84 West, 6th P.M., being more particularly described on attached Exhibit A.

Grantee will restore any areas disturbed by Grantee's activities on the easement within 6 months after the date the surface disturbing activities occur, weather permitting, to the condition the property was in before disturbance by Grantee. Grantee will not allow any debris to be discarded on the easement, and Grantee will be responsible to clean up debris along the easement for which Grantee or Grantee's invitees are responsible. Grantee, its successors and assigns, shall have full use of the rights herein granted including reasonable ingress and egress across the lands of the Grantor to and from the easement.

Grantor does not warrant title to the property, and this easement is granted subject to all existing rights, mortgages, and liens. Grantee shall conduct all of its operations on the easement so as not to damage, disturb or interfere with any third parties who may have existing rights to use the easement area. Grantor shall not place any obstruction across, under or upon the surface of the easement that interferes with the construction or the normal operation and maintenance of the facilities.



To the maximum extent permitted by law, Grantee shall indemnify, defend, and hold harmless Grantor, its successors and assigns from any and all claims, demands, or causes of action arising out of the use of the easement by Grantee.

Dated this 26 day of September, 2011.

Donald B. Roberts, Trustee of the Donald B. Roberts Living Trust dated March 7, 1983

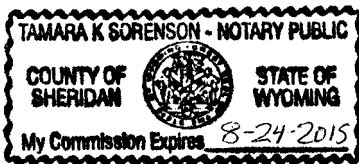
By: [Signature]
 Title: _____

STATE OF _____)
)ss.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me by Donald B, Roberts, Trustee of the Donald B. Roberts Living Trust dated March 7, 1983 this 26 day of September, 2011.

Witness my hand and official seal.

ATTACHED
 Notary Public



Advanced Communications Technology, Inc.

By: [Signature]
 Title: Engineer

STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

JEFF OSTUE
ADVANCED COMMUNICATIONS TECHNOLOGY

The foregoing instrument was acknowledged before me by Advanced Communications Technology, Inc. this 3rd day of NOVEMBER, 2011.

Witness my hand and official seal.

[Signature] TAMARA K. SORENSON
 Notary Public



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Monterey

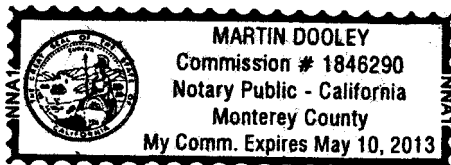
On SEP 26 2011
Date

before me,

MARTIN DOOLEY, Notary Public
Here Insert Name and Title of the Officer

personally appeared

DONALD B. ROBERTS
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature:

Martin Dooley
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: COMM. FACILITIES & EQUIP. EASEMENT

Document Date: 26 SEP 2011

Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

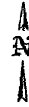
☐ Guardian or Conservator

☐ Other: _____

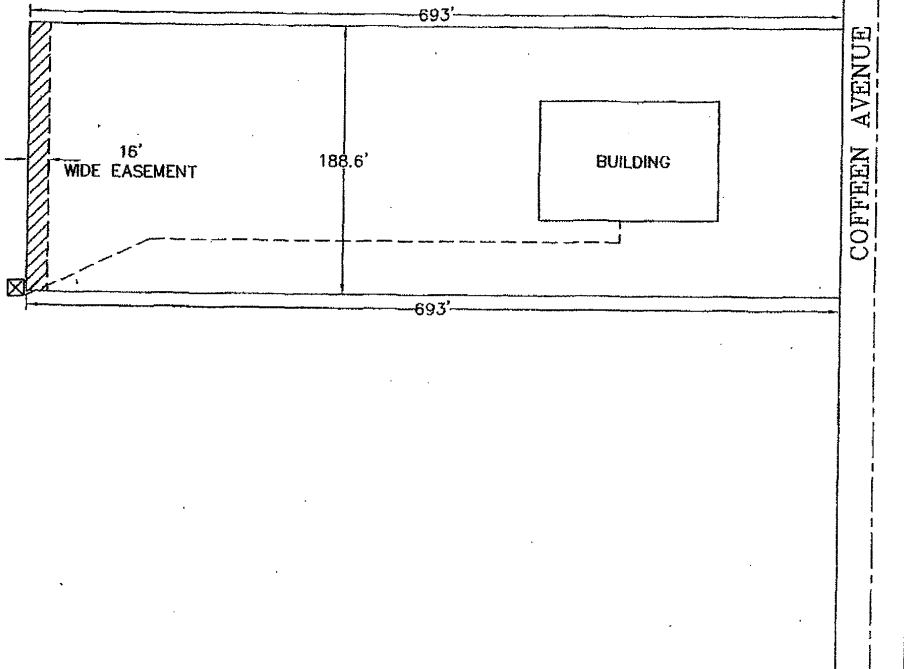
Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



NO. 2011-691914 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CWC CONTRACTING IN PERSON

DATE: 6/27/11
SEC.35, T.56N., R.84W
J.O.# ACT-110306

GRANTOR DONALD B. ROBERTS LIVING TRUST



PREPARED BY:
CML STATE
CONSULTANTS
PROVIDING COMMUNICATION
SYSTEM ENGINEERING
LIFE, HEALTH AND SAFETY - PHONE, TEL, FAX
TEL: (405) 822-9700 FAX: (405) 822-9710