

Montana-Dakota Utilities Co.

ELECTRIC LINE EASEMENT (BY OWNER)

W.O. # 35351
L & LRR#

THIS INDENTURE, made this 9th day of September 1964, between MONTANA-DAKOTA UTILITIES CO., a corporation, 831 Second Avenue South, Minneapolis 2, Minnesota, hereinafter called "COMPANY," its successors and assigns, and the following named persons, herein, whether singular or plural, called "OWNER," namely:

A. B. C. BUILDERS, INC., a corporation

whose address is 907 Broadway, Sheridan, Wyoming

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 5 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:

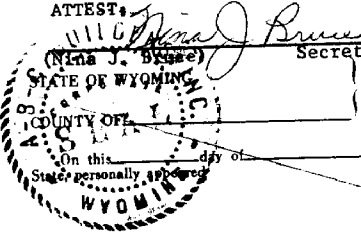
A strip of land situated in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eighteen (18) and the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Nineteen (19), Township Fifty-seven (57) North, Range Eighty-five (85) West of the 6th Principal Meridian, said strip of land being five feet (5') on each side of the following described centerline:

Beginning at a point on the south right of way line of U. S. Highway No. 14 and 305 feet west of the west boundary of Weare Street, Ranchester, Wyoming (the point of beginning); thence South a distance of 485 feet to a point designated as Point "A"; thence in an easterly direction from said Point "A" a distance of 105 feet; and thence in a westerly direction from said Point "A" a distance of 555 feet; and thence in a southerly direction from said Point "A" a distance of 20 feet; in accordance with plat hereto attached.

Said tract of land being situated within the corporate limits of Ranchester, Sheridan County, Wyoming

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

ATTEST:


Nina J. Bruce, Secretary

A. B. C. BUILDERS, INC., a corporation

By Vincent Paul Johnston, President

On this _____ day of _____, A. D. 19____, before me, a Notary Public for the within County and State personally appeared _____

to me known to be the person _____ described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ free and voluntary act and deed.

(NOTARY'S SEAL)

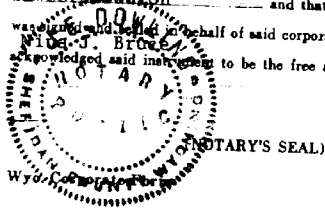
Notary Public, _____ County, Wyo.

My Commission Expires _____

STATE OF WYOMING

COUNTY OF SHERIDAN

On this 26 day of September, 1964, before me appeared Vincent Paul Johnston and Nina J. Bruce they are President and Secretary of A.B.C. BUILDINGS, INC., a corporation and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and said Vincent Paul Johnston and Nina J. Bruce acknowledged said instrument to be the free act and deed of said corporation.



Notary Public, Sheridan (Type name)
County, Wyo.

My Commission Expires MAY 27 1967