

Sheridan Division
New Home

B.O. # 27580 RECORDED AUGUST 1, 1963 BK 142 PG 361 NO 481247 B. B. HUME, COUNTY CLERK
L&LR # Montana-Dakota Utilities Co.

1 of 1

ELECTRIC LINE EASEMENT (BY OWNER)

THIS INDENTURE, made this 25th day of July, 1963, between MONTANA-DAKOTA UTILITIES CO., a corporation, 631 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:

WILLIAM G. HARDY and MARY JO HARDY, Husband and Wife) Owners
NEVA F. HARDY, a widow)

BUD E. KROHN and JOYCE F. KROHN, husband and wife - Holders of Contract for Warranty Deed whose address is 1/2 Cody Drug, Cody, Wyo., 45 1/2 N. Main, Sheridan, Wyo., General Delivery, Sheridan, Wyo. (respectively)

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 100 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 Southwest quarter (SW $\frac{1}{4}$) Section Twenty-Two, Township Fifty-Five (55) North, Range Eighty-Four (84) West of the Sixth Principal Meridian, described as follows:

Beginning at a point, which is 1230 feet West and 1406.5 feet North of the South quarter corner of said Section Twenty-Two, thence North 700 feet to a point, thence West 100 feet to a point, thence South 700 feet to a point, thence East 100 feet to the point of beginning, all in Sheridan County, Wyoming.

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

STATE OF WYOMING

COUNTY OF Sheridan ss.

On this 25th day of July, A. D. 1963, before me, a Notary Public for the within County and State, personally appeared

NEVA F. Hardy
Bud E. Krohn

NEVA F. HARDY, a widow

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



Notary Public. Sheridan County, Wyo.

My Commission Expires My Commission Expires April 24, 1966

Form 663 Wyo.

CONSIDERATION NOT IN EXCESS OF \$100

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

STATE OF WYOMING }
COUNTY OF Sheridan } ss.

On this 25th day of July, A. D. 1963, before me, a Notary Public for the within County and State, personally appeared

BUD E. KROHN and JOYCE F. KROHN, husband and wife

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



Bud E. Krohn
(Type name)
County, Wyo.

My Commission Expires April 24, 1966

Form 642 Wyo.

CONSIDERATION NOT IN EXCESS OF \$100

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

STATE OF WYOMING }
COUNTY OF Sheridan } ss.

On this 25th day of July, A. D. 1963, before me, a Notary Public for the within County and State, personally appeared

WILLIAM G. HARDY and MARY JO HARDY, husband and wife

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



William G. Hardy
(Type name)
County, Wyo.

My Commission Expires April 24, 1966

Form 642 Wyo.

CONSIDERATION NOT IN EXCESS OF \$100