

1786-185

EASEMENT

UNDERGROUND COMMUNICATIONS AND ELECTRIC LINES

THIS EASEMENT, made this 3rd day of May, 1981, between MONTANA-DAKOTA UTILITIES CO., a corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, hereinafter referred to as "Companies", and the following-named persons, hereinafter referred to as "OWNER", namely: JAMES A. LANE and DONNA R. LANE, husband and wife

WITNESSETH, that for valuable consideration received, OWNER does hereby grant, bargain and convey unto Companies, jointly and severally, its and their associated and allied companies, its and their respective successor and assigns, an easement to construct, operate, maintain, repair, replace and remove such communications and electric systems as the Companies may from time to time require, consisting of underground cables, wires, conduits, manholes, drains and splicing boxes, surface testing terminals, repeaters, repeater housings, markers, transformers, pipelines other associated above ground appurtenances, and other facilities used in the construction, operation, maintenance, repair and removal of said communications and electric systems, upon, over, under and across a strip of land 16 feet wide, across the following-described real estate, situated in the County of Sheridan, State of Wyoming to-wit:

A strip of land 16 feet wide, 8 feet to the left and 8 feet to the right of the center line in Lot "A" Perkins Ranch Subdivision in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-one (31), Township fifty-six (56) North, Range Eighty-four (84) West of the 6th PM.
Said strip of land is shown on plat attached hereto and by reference, made a part thereof;
Right-of-way No. 25273.

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.

Owner hereby grants to Companies, jointly and severally, its and their successors and assigns, the right of ingress and egress at all reasonable times over and across the lands of Owner, to and from said strip for the purpose of exercising the rights herein granted; to place surface markers beyond said strip; to install gates in any fences crossing said strip; and to permit in said strip the underground cables, wires and circuits, transformers and appurtenances of any other company.

Montana-Dakota Utilities Co. hereby agrees to pay for any and all damages that may result to the crops, fences, buildings and improvements on said premises arising from the construction and maintenance of its electric systems, to the extent that such damages are caused by the negligent or willful acts of Montana-Dakota Utilities Co. and The Mountain States Telephone and Telegraph Company hereby agrees to pay for any and all damages that may result to the crops, fences, and buildings and/or improvements on said premises arising from the construction and maintenance of its communications systems, to the extent that such damages are caused by the negligent or willful acts of the Mountain States Telephone and Telegraph Company.

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

James A. Lane
Donna R. Lane

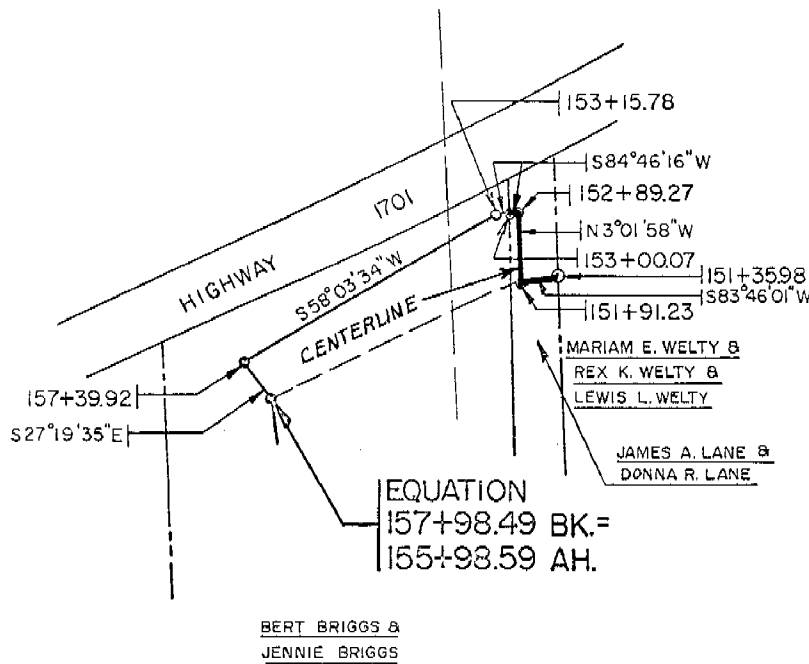
STATE OF Wyoming
County Of Yellowstone ss.
Sheridan

On this 4th day of May, 1981, before me personally appeared James A. Lane and Donna R. Lane
known to me to be the same person s 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 same and respective of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

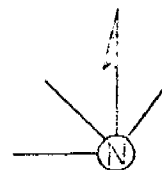
Notary Public, Montana County, State of Montana

My Commission Expires: 12/31/84
W.O. 321 TRACT NO. 822839 L.R.R. No. 1786-185



TIE TO A BRASS CAP AT THE SW COR. OF SECTION 31

STATION	BEARING	DISTANCE
153+00.07	N77°18'48"E	4064.26'



MTN. BELL JOB NO. 5-90NU
RL 110

SE 1/4 SE 1/4 Sec. 31

T- 56 -N
R- 84 -W

MONTANA-DAKOTA UTILITIES CO. Scale 1"=200'
The Mountain States Telephone & Telegraph Company
EXHIBIT FOR RIGHT OF WAY NO. 25273
GRANTOR JAMES A. LANE

3-31-81
Drawn By T. SKAGGS