

MONTANA-DAKOTA UTILITIES CO. 614  
ELECTRIC LINE EASEMENT

RECORDED MARCH 25, 1996 BK 378 PG 614 NO 222656 RONALD L. DAILEY, COUNTY CLERK  
THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ between  
MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP INC., 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: Calvin E. Brackley, Bell F. Brackley, John C. Brackley, as Joint  
Tenants with Right of Survivorship.

whose address is 1325 Cattail Ct. Sheridan, WY 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement  
10 feet in width, being 5 feet left and 5 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, communications lines, 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 10 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, situated in the County of Sheridan  
State of Wyoming, namely:

A tract of land situated in the NW 1/4 of Section 21, Township 35 North, Range 84 West of the Sixth Principal  
Meridian, Sheridan County, Wyoming; more particularly described as follows:  
Being a strip of land 10 feet in width, lying 5 feet on each side of a centerline described as beginning at a point  
which bears S.58°17'06"W. a distance of 1560.31 feet from the Northeast corner of said Section 21, this point of  
beginning also being an existing power pole; thence N.80°03'01"W. for a distance of 843.63 feet to the point of  
terminus for this centerline, said point of ending bears S.72°38'40"W. a distance of 2261.25 feet from the  
Northeast corner of said Section 21.

See Back

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

Calvin E. Brackley  
Calvin E. Brackley

Bell F. Brackley  
Bell F. Brackley

John C. Brackley  
John C. Brackley

STATE OF Wyoming )

County Of Sheridan )

On this 2nd day of Feb. 1996, before me personally appeared  
Calvin E. Brackley, Bell F. Brackley & John C. Brackley.

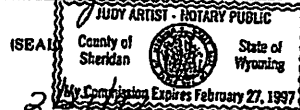
known to me to be the same person S described in and who executed the above and foregoing instrument and acknowledged  
to me that They executed the same. (known to me to be the

(THIS SPACE FOR RECORDING DATA ONLY)

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.)

Judy Artist  
Notary Public, Sheridan County.

State of Wyoming



My Commission Expires: 2  
B83410.41766W  
W.O. TRACT NO. L.R.R. No.

EFE WY012/

An access easement from Swain Road to the power line, described as follows:

A tract of land situated in the NW 1/4 of Section 21, Township 35 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Being a strip of land 15 feet in width, lying 7.5 feet on each side of a centerline described as beginning at a point which bears  $S. 88^{\circ} 46' 42'' W.$  a distance of 1570.04 feet from the Northeast corner of said Section 21, this point of beginning lies on the South right-of-way line of Swain Road; thence  $S. 6^{\circ} 23' 26'' E.$  for a distance of 313.25 feet; thence  $S. 13^{\circ} 27' 52'' W.$  for a distance of 29.48 feet; thence  $S. 33^{\circ} 16' 41'' W.$  for a distance of 18.25 feet; thence  $S. 53^{\circ} 48' 25'' W.$  for a distance of 18.38 feet; thence  $S. 58^{\circ} 47' 47'' W.$  for a distance of 27.52 feet; thence  $S. 82^{\circ} 04' 41'' W.$  for a distance of 117.93 feet; thence  $S. 14^{\circ} 44' 53'' W.$  for a distance of 315.39 feet to the point of terminus for this centerline, said point of terminus being an existing power pole which bears  $S. 68^{\circ} 03' 54'' W.$  a distance of 1583.81 feet from the Northeast corner of said Section 21.

Basis of bearing is Wyoming State Plane (West Central Zone).