

SANITARY SEWER MAIN EASEMENT

THIS CONVEYANCE MADE THIS ____ DAY OF _____, 2020, BY AND BETWEEN MONTANA TECH OF THE UNIVERSITY OF MONTANA, PRIVATE PROPERTY OWNER, REFERRED TO AS GRANTOR AND BUTTE SILVER BOW, MONTANA, A MUNICIPAL CORPORATION, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MONTANA, GRANTEE.

WITNESSETH:

THAT THE GRANTEE, FOR AND IN CONSIDERATION TO HIM/HER BY MONTANA TECH OF THE UNIVERSITY OF MONTANA, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HEREBY GRANTS, CONVEYS AND WARRANTS TO GRANTEE, THEIR SUCCESSORS AND/OR ASSIGNS, A SANITARY SEWER MAIN EASEMENT AND RIGHT-OF-WAY ACROSS REAL PROPERTY, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SANITARY SEWER MAINS ON A STRIP OF LAND UNDER AND ACROSS A PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

MONTANA TECH OF THE UNIVERSITY OF MONTANA
S14, T03 N, R07 W, C.O.S. 914B-RB, PARCEL 03A, AKA POR JOSEPHJOYCE #1775, DONEGAL #2876, WILIAMETTE #3000, ARROW #10672 (GEOCODE:01-1197-14-3-10-10-0000)

SAID PERMANENT EASEMENT ACROSS SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

A 20-FOOT STRIP OF LAND CENTERED 10-FEET EACH SIDE OF SEWER MAIN AS IT APPEARS ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS CONVEYANCE OF EASEMENTS SHALL BE SUBJECT TO THE CONDITION THAT GRANTEE AND/OR HIS ASSIGN SHALL HAVE THE RIGHT OF REASONABLE ENTRY UPON AND ACROSS THE OWNERS ADJACENT PROPERTY FOR NECESSARY ACTIVITIES RELATED TO CONSTRUCTING AND MAINTAINING THE SEWER MAIN AND RELATED APPURTENANCES.

THE GRANTOR AGREES NOT TO BUILD ANY KIND OF A PERMANENT STRUCTURE ON TOP OF THE EASEMENT OR WHICH WILL PREVENT ACCESS TO THE EASEMENT FOR MAINTENANCE PURPOSES, AT NO TIME WILL THEY MODIFY THE FINISHED GRADE OF THE LAND OVER THE PIPELINE BY REMOVAL OF EXISTING SOIL OR BY PLACEMENT OF FILL MATERIAL WITHIN THE BOUNDARIES OF SAID EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE, THE GRANTOR(S) WARRANTS THAT THEY ARE LAWFULLY SEIZED AND POSSESSED OF THE REAL PROPERTY DESCRIBED ABOVE, THAT THEY HAVE A LAWFUL RIGHT TO CONVEY THE PROPERTY, OR ANY PART OF IT, AND THAT THEY WILL FOREVER DEFEND THE TITLE TO THIS PROPERTY AGAINST THE CLAIMS OF ALL PERSONS. GRANTEE AGREES AND UNDERSTANDS THAT THIS EASEMENT, WHICH SHALL BE RECORDED AT THE SILVER BOW COUNTY CLERK AND RECORDER'S OFFICE, IS BINDING UPON THE HEIRS, EXECUTORS, PERSONAL REPRESENTATIVES, ASSIGNS AND SUCCESSORS OF THE PARTIES HERETO AND SHALL RUN WITH THE LAND.

IN WITNESS WHEREOF, _____, GRANTOR, HAS HEREUNTO SET HIS /HER HAND AND SEAL THIS ____ DAY OF _____, 2020.

STATE OF MONTANA)
) ss.
COUNTY OF SILVER BOW)

ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A

NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA

(PRINTED NAME)

RESIDING AT

MY COMMISSION EXPIRES ____ / ____ /20



**BUTTE SILVER BOW SANITARY
SEWER EASEMENT EXHIBIT
MONTANA TECH PROPERTY**

PROJECT NAME: WORLD MUSEUM OF MINING- UTILITY EXTENSIONS
LOCATION: BUTTE, MONTANA
FILE NO. SC-BM01-WMOM01.dwg

JOB NO: WMOMM01
DATE: 6/26/20
DRAFTER: ADL
CHECKED BY: BS

SHEET
EXHIBIT A