

ELECTRIC EASEMENT

For and in consideration of the sum of \$ 1.00 paid, receipt of which is hereby acknowledged, I/we, PHILLIP + MELINDA RICKS grant unto the Harriman Utility Board, operating agency for the City of Harriman, Tennessee, a perpetual easement described as follows;

A strip thirty feet (30') in width, lying fifteen feet (15') on either side of the center line of an electric power distribution line to be installed on the hereinafter described property at location known and agreed to by the parties hereto;

for the purpose of installing, operating and maintaining said electric power distribution line as well as rights of ingress and egress to and from said line for these purposes over the following described property:

Situated in the 10th Civil District of MORGAN County, Tennessee, being that property owned by the Grantor and referenced by deed, or deeds, of record in the Office of the Registrar for MORGAN County, Tennessee, as described in Deed Book 280, Page 417 and shown on the MORGAN County Tax Map Number 68, Parcel Number 417

This conveyance is made subject to the following restrictions:

Plat Book 1, p. 274 et seq.
Lot numbers 13A, 13B, 13C
of Babahatchie Subdivision
Map 155 p. 68

A. No building or other structure, other than fences, will be constructed or located within the described easement area nor will trees be planted without the express written permission of the Harriman Utility Board.

B. Initial right of way clearing shall be performed by the Grantor, or the party the line is being built to serve if different from the Grantor, according to Harriman Utility Board specifications as follows:

All trees and underbrush shall be cleared within the thirty foot (30') right of way including any and all limbs protruding into said right of way so that the finished right of way shall be cleared from ground to sky. Any dead or leaning trees which may constitute a future hazard to the line shall also be removed or topped as necessary.

C. If underground facilities are to be installed the right of way shall be cleared as described above. In addition, all stumps, rocks or other obstructions shall be removed and the entire thirty foot (30') easement area graded to within two inches (2") of final grade.

D. The Harriman Utility Board shall have the right to trim, cut or remove any tree, shrub or other obstruction placed on said easement area which, in its opinion, interferes with the safe and efficient operation of its facilities.

E. The Grantor reserves the right to use said easement area for any other purposes which do not interfere with the construction, installation, operation, maintenance, alteration, repairs, removal, etc. performed by the Harriman Utility Board.

STATE OF TENNESSEE, MORGAN COUNTY

The foregoing instrument and certificate were read in
Notary Public _____ Page 21 of 14 O'clock PM 6-13-96
This instrument is _____ Book 280 Series 417
Gross Tax Paid \$ _____ Fee _____ Recording Fee \$ _____
Witness My Hand _____
Receipt No. 71918

JAMES W. JONES
Register

Charles B. Flora III
Harriman Utility Board
300 Roane Street
Harriman, TN 37748

Prepared by:

MELINDA RICKS
LOT #13 BABAHATCHIE

483-6439

Received for record May 13th 1996

JAMES W. JONES, Registrar
MORGAN COUNTY

The Grantor certifies that they are the owner of the aforescribed property and have a perfect right to enter into this agreement and will defend the title to said property against any persons claiming otherwise.

This easement signed this 8 day of APRIL, 1996

Signature of owner or owners

P. Ricks
Melinda J. Ricks

State of Tennessee

County of ANDERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, PHILLIP M. RICKS AND MELINDA J. RICKS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of APRIL, 1996.

Karen Payne
Notary Public

My commission expires 12-22-99



PHILLIP M. RICKS
MELINDA J. RICKS
37830