

## ELECTRIC EASEMENT

For and in consideration of the sum of \$ \$1.00 paid, receipt of which is hereby acknowledged, I/we, DAVID T. BAUGHMAN, LAURA M. BAUGHMAN hereinafter referred to as the Grantor, 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 the location agreed to by the parties hereto.

For the purposes 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 10<sup>th</sup> 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 RB 49, Page 247 and shown on the MORGAN County Tax Map Number 161, Parcel Number 27.01.

This conveyance is made subject to the following restrictions and guidelines:

- 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 the 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 even if they are outside the prescribed easement area.
- 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. of the electric distribution lines performed by the Harriman Utility Board or its contractor.

Sandy Dalton, Register		
Morgan County Tennessee		
Rec #: 113894	Instrument #: 17492	
Rec'd: 10.00	Recorded	
State: 0.00	10/5/2006 at 9:38 AM	
Clerk: 0.00	in Record Book	
EDP: 2.00	61	
Total: 12.00	Pgs 531-532	

prepared by Chuck Flora  
H.U.B.



The Grantor certifies that they are the owner of the afore described 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 16<sup>th</sup> day of APRIL, 2006.

Signature of owner or owners

David T. Baughman  
Laura M. Baughman

State of Tennessee

County of Rome

On April 17, 2006, David and Laura Baughman personally appeared before me,

       who is personally known to me

☒ whose identity I proved on the basis of picture ID

       whose identity I proved on the oath/affirmation of       , a credible witness

to be the signer of the above instrument, and he/she/they acknowledged that he/she/they signed it.



Michael C. Goodpasture  
Notary Public



My commission expires 3-14-2010.

Document prepared by Chuck Flora, Manager, Harriman Utility Board, PO Box 434,  
Harriman, TN 37748