

Document Number

**DISTRIBUTION EASEMENT
UNDERGROUND JOINT**

WR NO. 2623870

For good and valuable consideration which **YAHR FAMILY, LLC**, hereinafter referred to as "grantor", owners of land, acknowledges receipt of, grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, WISCONSIN BELL, INC., d/b/a AT&T Wisconsin, a Wisconsin corporation and MARCUS CABLE PARTNERS, L.L.C., d/b/a Charter Communications**, hereinafter referred to as "grantee", a permanent easement upon, within and beneath a part of grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land 12 feet in width being a part of the Grantor's premises being a part of the SE ¼ of the SW ¼ of Section 36, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin; said premises being more particularly described in that certain Warranty Deed recorded in the office of the Register of Deeds for Washington County as Document No. 1166114.

The location of the easement area with respect to the grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

1. **Purpose:** The purpose of this easement is to install, maintain and replace underground utility facilities, conduit and cables, electric pad-mounted transformers, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by grantee, all to transmit electric energy, signals, television and telecommunication services. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** The grantor agrees that no structures will be erected in the easement area or in such close proximity to the electric facilities as to create a violation of the Wisconsin State Electrical Code or any amendments to it.
4. **Elevation:** The grantor agrees that the elevation of the existing ground surface within the easement area will not be altered by more than 4 inches without the written consent of grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored the grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantee or its agents. This restoration, however, does not apply to the initial installation of said facilities or to any trees, bushes, branches or roots which may interfere with grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

DOC# 1178867



Recorded

Dec. 20, 2007 AT 11:00AM
SHARUN A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$15.00

15:3

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM A252
PO BOX 2046
MILWAUKEE, WI 53201-2046

T9-1066-00A
(Parcel Identification Number)

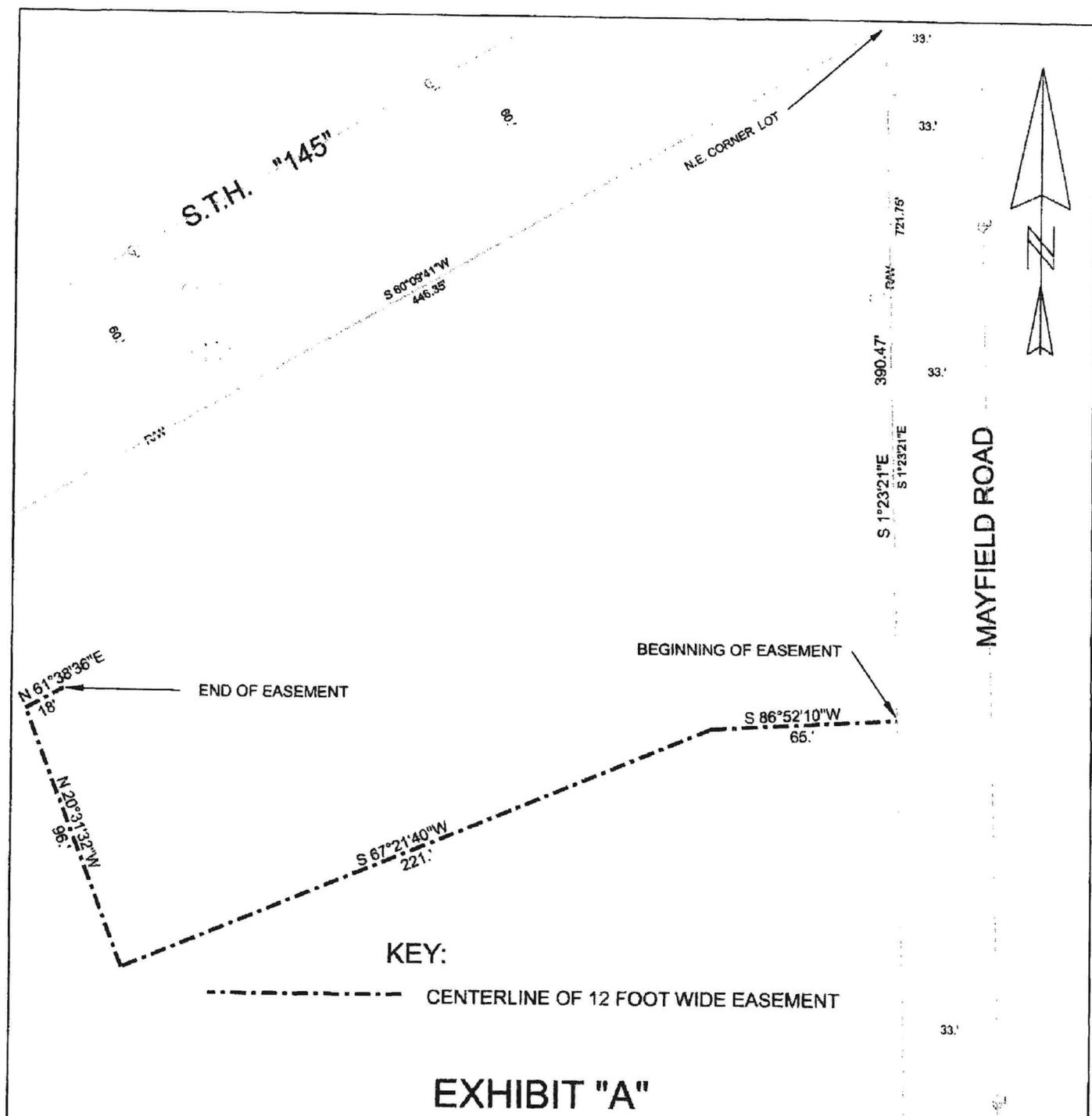


EXHIBIT "A"

REVISIONS	We Energies	DRAWN BY: D.R. PATCHETT
	BEING A PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 36, T. 10 N.-R. 19 E. TOWN OF POLK WASHINGTON COUNTY, WISCONSIN	CHECKED BY:
		APPROVED BY:
		SCALE: 1" = 50'
		DATE: DECEMBER 18, 2007
		IDO # : 2623870A

Grantor: YAHR FAMILY, LLC

BY:

Steve L. Yahr member
STEVE YAHR, MEMBER

Acknowledged before me in Washington County, Wisconsin, on November 9th, 2007, by
STEVE YAHR, MEMBER, on behalf of YAHR FAMILY, LLC.



(NOTARY STAMP/SEAL)

Lisandra L. Hall
Lisandra L. HALL
Notary Public, State of Wisconsin
My commission expires 7-27-08