

20155(1-79)
(Rev. 1/88)

RECORDED FEBRUARY 1, 1993 BK 356 PG 211 NO 129767 RONALD L. DAILEY, COUNTY CLERK

MONTANA-DAKOTA UTILITIES CO.
PIPELINE EASEMENT BY OWNER

THIS INDENTURE, made this 14th day of November, A.D. 19 92, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota 58501, hereinafter called "COMPANY," its successors and assigns, and the following named persons, herein, whether singular or plural, called "OWNER," namely:

Beatrice T. Wilkerson, a widow
508 Brundage Lane, Sheridan, WY. 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 8 feet in width, being - feet left, and - feet right of the center line as laid out and/or surveyed, or as finally installed on the hereinafter described lands, together with the right to construct, operate, maintain, repair, increase the capacity of, remove, and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, through, over, under and across the following described real estate, situated in the County of Sheridan, State of Wyoming, namely:

The North 8 feet of the South 16 feet & also the West 8 feet of the North 12 feet of the South 28 feet of the following described tract of land: Located in the NE1/4 of Lot 3, of Section 2, Township 55 North, Range 84 West & more fully described as follows:

Commencing at a point on the North line of the County Road leading to the Girls Industrial Institute, which point is 1305 feet West of the East line of said NE1/4 (or lot 3) of said Section 2; thence North 683.6 feet to a point, thence East 208.7 feet to a point; thence South 683.6 feet, more or less, to the North line of said County Road; thence West 208.7 feet to the point of beginning.

Also, the South 8 feet of the East 185 feet, more or less, of the S1/2 of Lot 4 of Section 2, Township 55 North, Range 84 West, said 185 feet, more or less, being from the West Line of Lot 3 of said Section 2 to the East Line of Sheridan Ave.

Should additional pipelines be laid under this grant, at any time, an additional consideration equal to the consideration paid for this grant, calculated on a lineal rod basis, shall be paid for each additional line.

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 pipeline or lines or COMPANY'S rights hereunder.

OWNER, its successors and assigns, hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of laying, constructing, maintaining, operating, replacing, increasing the capacity of, repairing or removing said gas pipeline or lines and for the purpose of doing all necessary work in connection therewith.

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, maintaining, repairing, increasing the capacity of, operating or removing said pipeline or lines. 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.

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

Beatrice T. Wilkerson
BEATRICE T. WILKERSON

STATE OF MISSOURI

County Of Cole ss.

On this 14th day of November, 19 92, before me personally appeared
BEATRICE T. WILKERSON

known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged
(THIS SPACE FOR RECORDING DATA ONLY)

to me that She executed the same, (known to me to be the
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.)

Velma L. Crider
Notary Public, Cole County,

State of Missouri
VELMA L. CRIDER
NOTARY PUBLIC - STATE OF MISSOURI (SEAL)
COLE COUNTY
MY COMMISSION EXPIRES SEPT. 5, 1993

My Commission Expires:
1072-115-24698-112
W.O. 211 TRACT NO. 34644 L.R.R. No. 34644