

MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Ronald L. Roberts and Margaret Ann Roberts

of hereinafter called OWNER (whether one or more), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants and warrants to MONTANA-DAKOTA UTILITIES CO., a Division of MDU RESOURCES GROUP, INC., a Delaware corporation, of 400 North Fourth Street, Bismarck, North Dakota 58501, COMPANY, and to its successors and assigns, a perpetual right-of-way and easement for the construction thereon, and thereafter reconstruction, increasing the capacity of, replacement, operation, inspection, protection, maintenance, repair and removal of buried or semiburied electric distribution system, street lighting system or communication system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith, to be located upon, under and within the following real estate in County Sheridan, State of Wyoming, namely:

An underground electric utility easement being the west ten (10.0) feet of Lots 4, 5, 6 and the south one and one half (1.5) feet of Lot 3, Block 1, Meyer & Demples Amended Subdivision to the City of Sheridan, Sheridan County, Wyoming; said easement being more particularly described in EXHIBIT "A" and shown in EXHIBIT "B" attached hereto and by this reference made a part hereof.

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, replacing, maintaining, repairing, operating or removing said electric line.

OWNER, its successors and assigns, agree 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 electric line 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 of ingress and egress to the above described tract of land across adjacent lands of Owner, its successors and assigns, at convenient points for the enjoyment of the aforesaid uses, rights and privileges.

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 signed this grant of easement this 2nd day of November, 2012.

Ronald L. Roberts

Ronald L. Roberts

Margaret Ann Roberts

Margaret Ann Roberts

STATE OF Wyoming)

):ss

COUNTY OF Sheridan)

On this 2nd day of November 2012, before me personally appeared Ronald L. Roberts and Margaret Ann Roberts

known to me to be the same person s described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same, (known to me to be the husband and wife respectively, of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

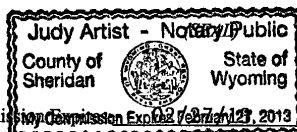
(THIS SPACE FOR RECORDING DATA ONLY)

Judy Artist

Notary Public, Sheridan County,

State of Wyoming

Residing at Sheridan, Wyoming



My Commission Expires February 12, 2013 2/12/13

W.O. 3159811 L.R.R NO

FILE NO. TRACT NO.

2013-704123 4/19/2013 10:53 AM PAGE:1 OF 3
BOOK: 540 PAGE: 21 FEES: \$14.00 KA RIGHT OF WAY EASEME
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

Record Owners: Ronald L. Roberts and Margaret Ann Roberts
Memorandum of Sale to Daniel Edward Adsit & Virginia Leigh Adsit
October 3, 2012

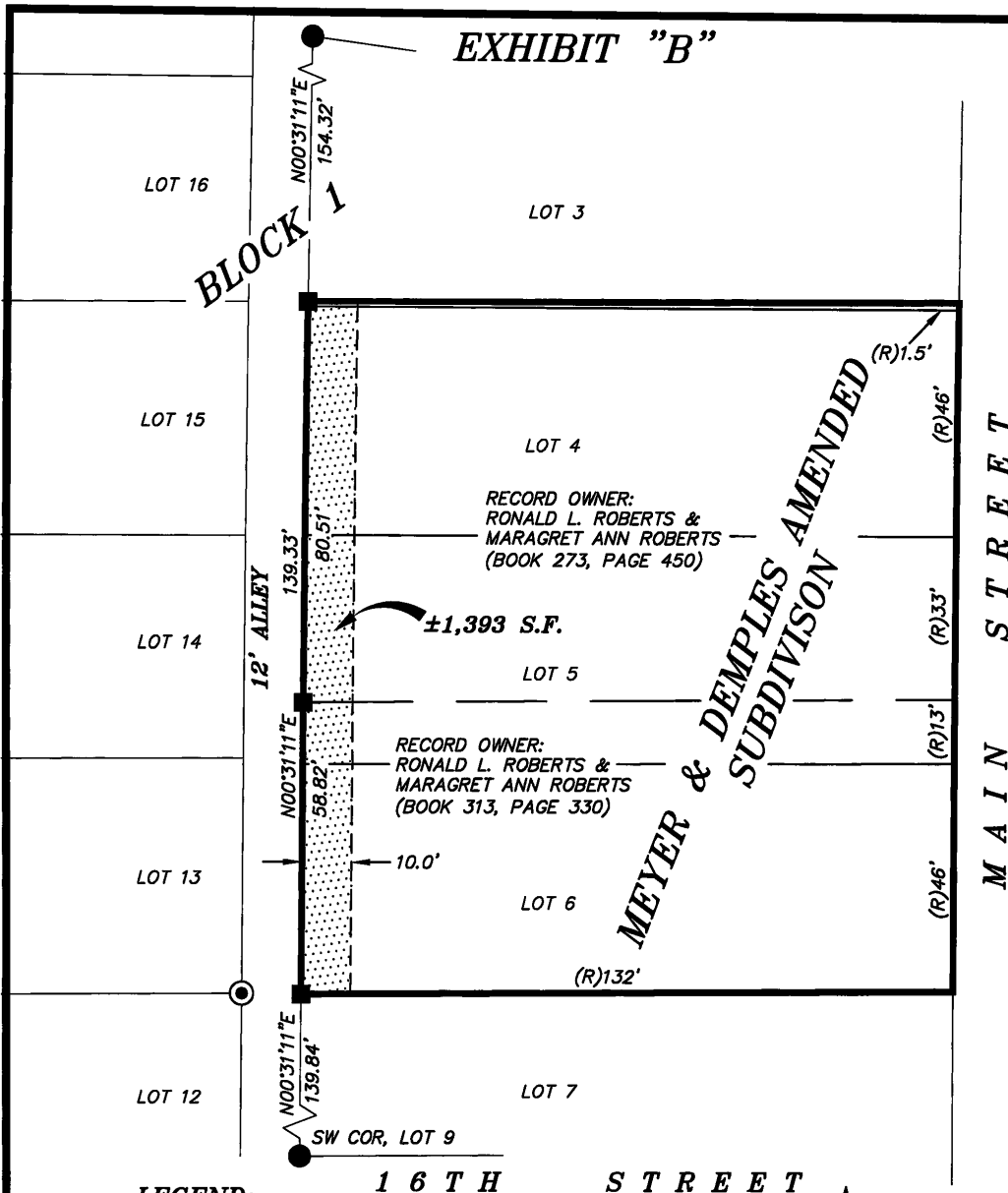
Re: 10.0' Electric Line Easement to Montana-Dakota Utilities Company, A Division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

An electric line easement being the west ten (10.0) feet of Lots 4, 5, 6 and the south one and one half (1.5) feet of Lot 3, Block 1, Meyer & Demples Amended Subdivision to the City of Sheridan, Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof. Lengthening or shortening the side line of said easement to intersect said boundary lines.

Said electric line easement contains 1,393 square feet of land, more or less.


2013-704123 4/19/2013 10:53 AM PAGE:2 OF 3
BOOK: 540 PAGE: 22 FEES: \$14.00 KA RIGHT OF WAY EASEMEI
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

2013-704123 4/19/2013 10:53 AM PAGE:3 OF 3
 BOOK: 540 PAGE: 23 FEES: \$14.00 KA RIGHT OF WAY EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 MONTANA-DAKOTA UTILITIES CO 400 N FOURTH ST
 ATTN SHELLEY VETTER BISMARCK ND 58501
 NO. 2013-704123 RIGHT OF WAY EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 MONTANA-DAKOTA UTILITIES CO 400 N FOURTH ST
 ATTN SHELLEY VETTER BISMARCK ND 58501



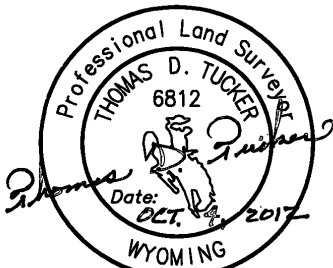
LEGEND:

- FOUND 2" ALUMINIUM CAP PER PLS 6812
- FOUND 2" ALUMINIUM CAP PER PLS 6594
- ⊙ FOUND 5/8" REBAR
- (R) RECORD
- PROPERTY LINE
- LOT/BLOCK LINE
- DEED LINE
- - - EASEMENT LINE
- 10.0' ELECTRIC LINE EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



SCALE: 1"=30'

BASIS OF BEARINGS IS THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE

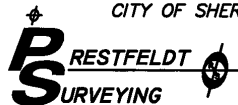
DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)
 DAF: 1.000235
 DISTANCES ARE SURFACE

EXHIBIT "B"

10.0' ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY

LOCATION: LOTS 4, 5 & 6, AND A PORTION OF LOT 3, BLOCK 1, MEYER & DEMPLES AMENDED SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.



PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 2012-106
 DN: 2012-106_E2
 PF: T2012-106
 OCTOBER 4, 2012