

MONTANA-DAKOTA UTILITIES CO.

UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT

RECORDED JUNE 13, 1991 BK 341 PG 605 NO 84048 RONALD L. DAILEY, COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS: That the undersigned,  
Garber Agri-Business, Inc., A Wyoming Corporation

of P.O. Box 100, Big Horn, Wy. 82833

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 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, reconstruction, replacement, operation, 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 Sheridan County, State of Wyoming, namely:

The West 15 feet of the East 35 feet of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) and the West Half of the Southeast Quarter (W1/2SE1/4) of Section 3, Township 54 North, Range 84 West.

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.

The OWNER also hereby grants to COMPANY, its successors and assigns, the right of ingress and egress for the purposes of the easement and right-of-way described herein.

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, the OWNER has signed this grant of easement this 15th day of May, 1991.  
GARBER AGRI-BUSINESS, INC., A WYOMING CORP.:

BY: Roy Garber, Asst. Sec./Treas.  
Title

ATTEST: Phyllis M. Garber, Sec.-Treas.  
Title

STATE OF WYOMING )  
; ss.  
County Of Sheridan )

On this 15th day of May, 1991, before me personally appeared  
Roy Garber and Phyllis M. Garber

known to me to be the same person\_s described in and who executed the above and foregoing instrument and acknowledged to me that t\_h\_e\_y executed the same, (known to me to be the

(THIS SPACE FOR RECORDING DATA ONLY)

Asst. Sec./Treas. and Sec.-Treas. respectively, of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Wayne L. Island

Notary Public, Sheridan County,

State of Wyoming

(SEAL)

My Commission Expires:

1071--111-06400-111  
W.O. TRACT NO. L.R.R. No. 1308