

MONTANA-DAKOTA UTILITIES CO.
PIPELINE EASEMENT BY OWNER

THIS EASEMENT, made this 29th day of July, A.D., 2005, 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:

TOM CHARLES HARPER and JAMES ROBERT HARPER

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 16 feet in width, being 0 feet left, and 0 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:

A utility easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 4, (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369); thence S80°02'36"E, 842.81 feet to the POINT OF BEGINNING of said easement, said point lying on the east line of a tract of land described in Book 448 of Deeds, Page 733; thence, eight (8) feet west of and parallel to the westerly right-of-way line of Wyoming State Highway No. 193, S06°52'14"E, 171.05 feet along said centerline to the POINT OF TERMINUS of said easement, said point lying on the east line of said tract described in Book 448 of Deeds, Page 733, and being S69°38'47"E, 907.22 feet from said west quarter corner of Section 4.

Basis of Bearings is Wyoming State Plane (East Central Zone).

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 right 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 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.

Tom Charles Harper
James Robert Harper
STATE OF Wyoming
COUNTY OF Sheridan :ss
On this 29th day of July, 2005, before me personally appeared Tom Charles Harper
and James Robert Harper

known to me to be the same person 5 described in and who executed the above and foregoing instrument and acknowledged

(THIS SPACE FOR RECORDING DATA ONLY)

521728 EASEMENT
BOOK 467 PAGE 0651
RECORDED 10/04/2005 AT 09:50 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

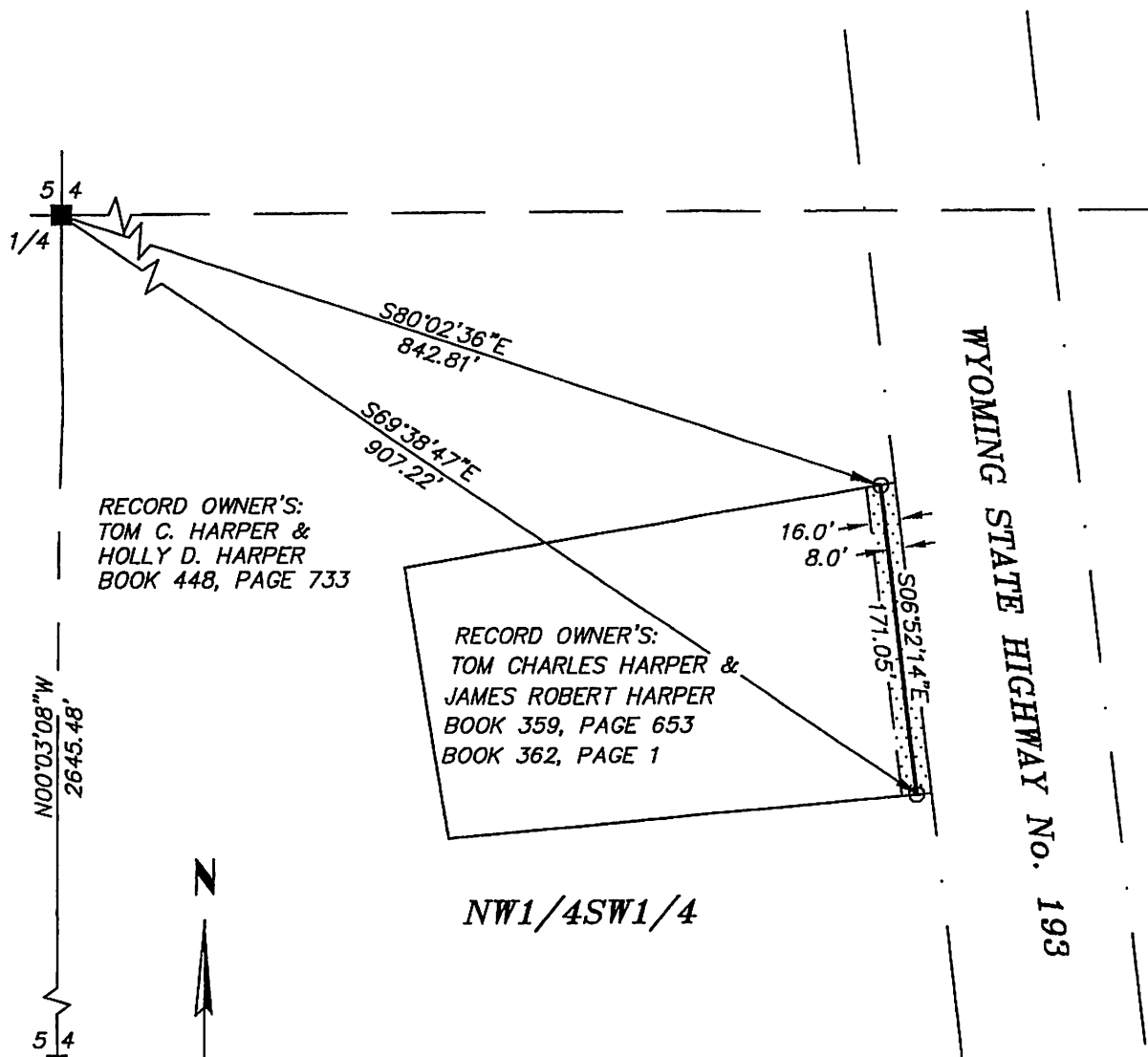
to me that they executed, the same, (known to me to be the owner and respectively of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Notary Public, A. Sheridan County.

State of Wyoming

My Commission Expires August 26, 2007
My Commission Expires August 26, 2007
W.O. 150785 L.R.R NO 8-26-07

EXHIBIT "B"



SCALE: 1"=100'
BASIS OF BEARINGS IS WYOMING STATE PLANE
(EAST CENTRAL ZONE)
DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)
PAF: 1.000270458

LEGEND

- 3-1/4" ALUMINUM CAP PER PLS 5369
- NOTHING FOUND/NOTHING SET
- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE OF PROPOSED 16' UTILITY EASEMENT
- EASEMENT LINE
- HIGHWAY RIGHT-OF-WAY LINE
- PROPERTY LINE

TOTAL (±10.37 RODS)

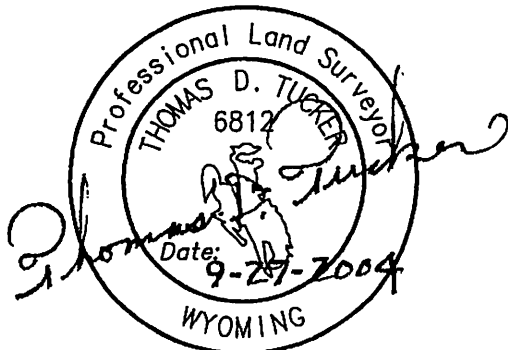
NOTE:

1. UTILITY EASEMENT FOR MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

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 TRULY AND CORRECTLY 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"

EXHIBIT "B"
16.0' UTILITY EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES

LOCATION: NW1/4SW1/4, SECTION 4, T53N, R83W,
6TH P.M., SHERIDAN COUNTY, WYOMING.

RESTFELDT
SURVEYING

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

JN: 24057
DN: 2004057D
SEPTEMBER 23, 2004