

**MONTANA-DAKOTA UTILITIES CO.  
UNDERGROUND ELECTRIC EASEMENT**

THIS EASEMENT, made this 5th day of September, 2017, 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:

**Monte Vista Medical, LLC**

whose address is 2007 Summit Drive, 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 as laid out and surveyed, on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace underground electric lines, including necessary pipes, poles, and fixtures, buried or semiburied electric distribution system, street lighting system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith through, over, under, and across the following described real estate, situated in the City of Sheridan, State of Wyoming, namely:  
as follows:

An underground electric utility easement situated in Lot 3, Sugarland Plaza Subdivision, to the City of Sheridan, Sheridan County, Wyoming; as described on **EXHIBIT "A"** and shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof.

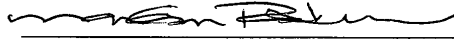
OWNER agrees not to build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works or other structures over, under, or that would interfere with said COMPANY'S rights hereunder.

OWNER 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, repairing or removing said lines and for the purpose of doing all necessary work in connection therewith.

COMPANY by the acceptance hereof, hereby agrees that it will pay any and all damages that may result, including crops, fences, buildings and improvements on said premises, caused by constructing, maintaining, repairing, operating, replacing or removing said 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.

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 this easement as of the day and year first above written.



Monte Vista Medical, LLC



Irving Robinson member

Monte Vista Medical, LLC

STATE OF WYOMING)

: ss

COUNTY OF SHERIDAN)

On this the 5th day of September, 2017, before me personally appeared Irving Robinson  
M. Carmen Robinson

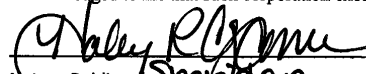
known to me, or satisfactorily proved to be the person or persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same (known to me to be the member and member respectively, of the

corporation that is described in and that executed the foregoing instrument, acknowledged to me that such corporation executed the same.)

(THIS SPACE FOR RECORDING DATA ONLY)



2017-737286 9/6/2017 4:12 PM PAGE: 1 OF 3  
BOOK: 569 PAGE: 16 FEES: \$18.00 HM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



Notary Public, Sheridan County,

State of Wyoming

Residing at 424 N Main St.



My commission Expires Feb 2, 2021

WO \_\_\_\_\_ TRACT NO \_\_\_\_\_ LRR NO \_\_\_\_\_

## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owner:** *Monte Vista Medical, LLC*  
August 24, 2017

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

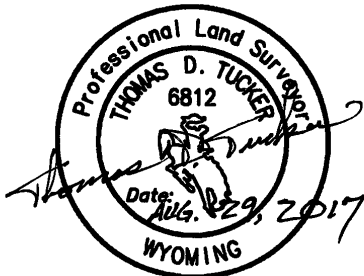
An underground electric utility easement being a strip of land ten (10) feet wide when measured at right angles, situated in Lot 3, Sugarland Plaza Subdivision to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the north line of said strip being more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot 3 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S89°42'24"W, 70.00 feet along said north line of said strip and the north line of said Lot 3 to the **POINT OF TERMINUS** of said easement. Lengthening or shortening the side line of said easement to intersect said boundary line as shown on EXHIBIT "B".

Said underground electric utility easement contains 674 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

### SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

