

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

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Gary W. Evers and Yvette N. Evers 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 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:

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, all in Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming. This tract of land being 15 feet in width, lying 7.5 feet on each side of a centerline, said centerline being more particularly described as follows:

Beginning at a point which bears S 74°27'58" E a distance of 1,367.26 feet from the Northwest Corner of said Section 24, said Northwest Corner is also the Southwest Corner of said Section 13; thence N 1°20'41" E for a distance of 65.41 feet; thence N 32°05'42" W a distance of 16.53 feet; thence N 0°16'59" W for a distance of 324.94 feet; thence N 87°12'21" E for a distance of 7.23 feet to the point of terminus, said point of terminus bears N 88°19'22" E a distance of 1,316.25 feet from the Northwest Corner of said Section 24.

With the recording of this instrument a portion of the underground electric right-of-way easement that was recorded in Book of Deeds 544, Page 648 in the Sheridan County Clerk's Office in Sheridan County, Wyoming on December 23rd, 2013 (Instrument Number 2013-709667) is hereby vacated by MDU RESOURCES GROUP, INC. and that portion of the easement being vacated is described as follows:

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, all in Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming. This tract of land being 15 feet in width, lying 7.5 feet on each side of a centerline, said centerline being more particularly described as follows:

Beginning at a point which bears S 74°27'58" E a distance of 1,367.26 feet from the Northwest Corner of said Section 24, said Northwest Corner is also the Southwest Corner of said Section 13; thence N 0°13'52" W for a distance of 404.69 feet to the point of terminus, said point of terminus bears N 88°19'22" E a distance of 1,316.25 feet from the Northwest Corner of said Section 24.

Basis of bearing for the aforementioned descriptions is Wyoming State Plane (East Central Zone).

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, OWNER has signed this grant of easement this 12th day of April.

Yvette N. Evers

STATE OF WYOMING)
)::SS
COUNTY OF SHERIDAN)

On this 12th day of April, 2021, before me personally appeared Gary W. Evers and Yvette N. Evers known to me to be the same persons described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same.

(THIS SPACE FOR RECORDING DATA ONLY)

Notary Public, Sheridan County,
State of Wyoming
Residing at Town of Ranchester



My Commission Expires: 10.27.21
W.O. _____ L.R.R NO. _____
FILE NO. _____ TRACT NO. _____

SW¹/₄SW¹/₄

SE¹/₄SW¹/₄

ORIGINAL EASEMENT

15'

END NEW
CENTERLINE
DESCRIPTION

N 88°19'22" E - 1,316.25'
FROM NORTHWEST
CORNER OF SECTION 24

SECTION 13

SECTION 24

TOWNSHIP 57 NORTH
RANGE 85 WEST

NEW EASEMENT

OLD CENTERLINE

NEW CENTERLINE



2021-768450 4/22/2021 2:35 PM PAGE: 2 OF 2
FEES: \$15.00 PK RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2021-768450 RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD
SHERIDAN WY 82801

TRANSFORMER

8.7' TO NEW
CENTERLINE

BUILDING CORNER WAS
0.51 FEET INTO ORIGINAL
EASEMENT

BUILDING

S 74°27'58" E - 1,327.26
FROM NORTHWEST
CORNER OF SECTION 24

START NEW
CENTERLINE
DESCRIPTION

MODIFICATION TO
EVERS EASEMENT

NW¹/₄NW¹/₄

NE¹/₄NW¹/₄