

MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND EASEMENT

THIS EASEMENT, made this 26th day of April, A.D., 2012, 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:

Yvonne Prill, a single person
1336 US Highway 345, Ranchester, WY 82839

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 8 feet left, and 8 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, reconstruct, operate, maintain, repair, remove and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a 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 County of Sheridan, State of Wyoming, namely:

A tract of land situated in the SE $\frac{1}{4}$ of section 17, Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract being 16 feet in width, lying 8 feet on each side of a centerline described as follows:

Beginning at a point which bears N 77°15'04" E a distance of 4,405.21 feet from the Southwest Corner of said Section 17 and lying on the South Right-of-Way line of U.S. Highway 345; thence S 0°19'55" W for a distance of 131.64 feet, more or less, to the point of terminus for this centerline, said point of terminus being on the Southerly property line of the Yvonne Prill property as recorded in Book 370 of Deeds, Page 350, also being the Northerly property line of the Earl L. and Teresia A. Prill property as recorded in Book 449 of Deeds, Page 498. Said point of terminus bears N 78°55'47" E a distance of 4377.29 feet from the Southwest Corner of said Section 17. Said easement being more particularly shown in EXHIBIT "A" 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 underground lines or 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 underground 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 underground 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 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 executed this easement as of the day and year first above written.

Yvonne Prill
Yvonne Prill

STATE OF Wyoming
COUNTY OF Sheridan :ss

On this 26th day of April, 2012, before me personally appeared Yvonne Prill

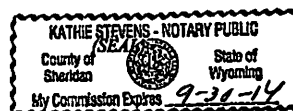
known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that he executed the same, (known to me to be the _____ and _____ respectively, of

(THIS SPACE FOR RECORDING DATA ONLY)

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

Kathie Stevens, Notary
Notary Public, Sheridan County,

State of Wyoming
Residing at Ranchester, WY



My Commission Expires: 9-30-14
W.O.B5550900 TRACT NO. _____ L.R.R. NO. _____

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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