

PIPELINE EASEMENT BY OWNER

RECORDED FEBRUARY 18, 1993 BK 356 PG 364 NO 130966 RONALD L. DAILEY, COUNTY CLERK

THIS INDENTURE, made this 4th day of December, A.D. 19 92, 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:

Mary Joan Kramer, a widow

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 8 feet in width, being 4 feet left, and 4 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 8 feet wide strip of land located in the NW1/4SE1/4 of Section 3, Township 55 North, Range 84 West and said strip is more fully described as follows: Beginning at a point located 3,702 feet South and 30 feet West of the Northeast corner of the NW1/4NE1/4 of said Section 3, thence N.59°30'W. 35 feet to the True Point of Beginning; thence N.59°30'W. a distance of 9 feet; thence North a distance of 200 feet; thence S.59°30'E. a distance of 9 feet; thence South a distance of 200 feet to the True Point of Beginning.

Should additional pipelines be laid under this grant, at any time, an additional consideration equal to the consideration paid for this grant, calculated on a lineal rod basis, shall be paid for each additional line.

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 rights 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 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 these presents as of the day and year first above written.

Mary Joan Kramer  
Mary Joan Kramer

STATE OF CALIFORNIA )

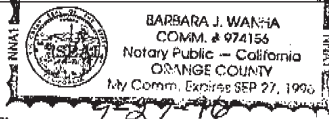
County Of ORANGE ) ss.

On this 4 day of November December 19 92, before me personally appeared MARY JOAN KRAMER

known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that she executed the same, (known to me to be the same) and she executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Notary Public, ORANGE County,

State of California



My Commission Expires:

1072-115-24698-112

W.O. TRACT NO. L.R.R. No. 34861