

MONTANA-DAKOTA UTILITIES CO. ELECTRIC LINE EASEMENT

THIS EASEMENT, made this _____ day of _____, A.D., _____, between MONTANA-DAKOTA UTILITIES CO., A SUBSIDIARY 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:

Robert N. & Kathleen M. Alley: P.O. Box 496, Dayton, WY 82836
Rea Ann Scott Morss and First Interstate Bank, Co-Trustees: P.O. Box 2007, Sheridan, WY 82801
Keith T. & Kathy J. Siroky: P.O. Box 394, Dayton, WY 82836
Spencer R. & Stephanie A. Uecker: P.O. Box 363, Dayton, WY 82836

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 16.0 feet in width 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, an electric line or lines, including necessary pipes, poles, fixtures, buried or semi buried 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, under, and across the following described real estate, situated in the County of Sheridan, State of Wyoming namely:

An electric line easement sixteen (16.0) feet wide, being eight (8.0) feet, each side of the following described centerline situated in the SW¼SE¼ of Section 29, Township 57 North, Range 86 West, 6th P.M., and a portion of Vacated Jewel Avenue, Dinwiddle Addition lying north of Lot 5, Block 1, Dinwiddle Addition to the Town of Dayton, Sheridan County, Wyoming. Said easement being described in a Legal Description (EXHIBIT "A") and shown on a Drawing (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 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 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.

Robert N. Alley
Robert N. Alley

Kathleen M. Alley
Kathleen M. Alley

Rea Ann Scott Morss, Trustee
Rea Ann Scott Morss, Trustee

First Interstate Bank, Trustee
First Interstate Bank, Trustee

Keith T. Siroky
Keith T. Siroky

Kathy J. Siroky
Kathy J. Siroky

Spencer R. Uecker
Spencer R. Uecker

Stephanie A. Uecker
Stephanie A. Uecker

STATE OF WYOMING)

) ss.

COUNTY OF SHERIDAN)

On this the _____ day of _____, _____, before me personally appeared the above individuals, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.

(This space for recording data only)

Notary Public

2021-772282 9/9/2021 2:50 PM PAGE: 1 OF 5
FEES: \$24.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SEAL

My Commission Expires _____

W.O. _____ Tract NO. _____ LLR NO. _____

2021-772282 9/9/2021 2:50 PM PAGE: 2 OF 5
 FEES: \$24.00 SM EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**Robert N. Alley &
 Kathleen M. Alley**

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

On this the 13 day of August, 2021, before me personally appeared Robert N. & Kathleen M. Alley, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.



SEAL

My Commission Expires 3-17-2024

**Keith T. Siroky &
 Kathy J. Siroky**

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

On this the 16th day of August, 2021, before me personally appeared Keith T. & Kathy J. Siroky, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.



Amy Frederick
 Notary Public

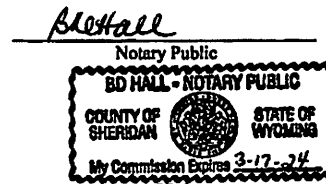
SEAL

My Commission Expires September 18, 2024

**Spencer R. Uecker &
 Stephanie A. Uecker**

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

On this the 29th day of June, 2021, before me personally appeared Spencer R. & Stephanie A. Uecker, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.



SEAL

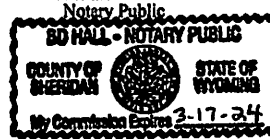
My Commission Expires 3-17-2024

Rea Ann Scott Morss,
Trustee

2021-772282 9/9/2021 2:50 PM PAGE: 3 OF 5
 FEES: \$24.00 SM EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

On this the 29th day of June, 2021, before me personally appeared Rea Ann Scott Morss, Trustee, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.



SEAL

My Commission Expires 3-17-2024

First Interstate Bank,
Trustee

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

On this the 1 day of July, 2021, before me personally appeared a representative of First Interstate Bank, Trustee, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.

*Kim Suite MD
 Susan Rickett, VP*



McKinley Spade
 Notary Public

SEAL

My Commission Expires January 28, 2024

LEGAL DESCRIPTION EXHIBIT "A"

Re: 16.0' Electric Line Easement to Montana-Dakota Utilities Company, A Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.
June 10, 2021

An electric line easement sixteen (16.0) feet wide, being eight (8.0) feet each side of the following described centerline situated in the SW¼SE¼ of Section 29, Township 57 North, Range 86 West, 6th P.M., and a portion of Vacated Jewel Avenue, Dinwiddie Addition lying north of Lot 5, Block 1, Dinwiddie Addition to the Town of Dayton, 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:

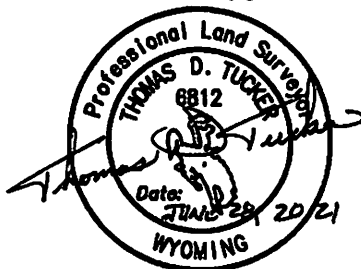
Commencing at the south quarter corner of said Section 29 (Monumented with a PK Nail); thence N48°40'56"E, 43.62 feet to the **POINT OF BEGINNING** of said easement, said point lying within Tongue Canyon Road, County Road No. 92 (AKA River Road) right-of-way; thence N01°15'50"W, 31.00 feet along said centerline to a point, said point being eight (8.0) feet west of and parallel to the southwest corner of Lot 6, Block 1, Dinwiddie Addition; thence, continue N01°15'50"W, 300.47 feet, eight (8.0) feet west of and parallel to said Block 1, Dinwiddie Addition along said centerline to a point, said point being eight (8.0) feet west of and parallel to the northwest corner of Lot 5, Block 1, Dinwiddie Addition; thence, continue N01°15'50"W, 43.61 feet along said centerline to a point; thence N53°09'42"E, 61.32 feet along said centerline to a point, said point lying on the north line of said Vacated Jewel Avenue, Dinwiddie Addition and the south line of a tract of land described in Book 545 of Deeds, Page 379; thence, continue N53°09'42"E, 49.46 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the westerly right-of-way line of Dayton - Ohlman Road (AKA County Road No. 69) and being N13°31'47"E, 483.63 feet from said south quarter corner of Section 29. Lengthening or shortening the side lines of said easement to intersect said boundary line as shown on EXHIBIT "B".

Said electric line easement contains 7,774 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.

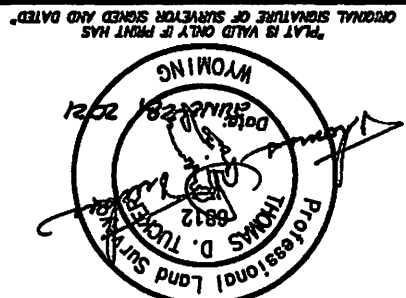


Modification in any way of the above or foregoing legal description terminates liability of surveyor.

JN: 2019-011 S-2
DN: 2019-011 S-2-E1
TAB: S-2-E1
PF: 12019-011
REVIEWED: JSP & CT
JUNE 11, 2021

307-672-7415
SHERIDAN, WY 82801
PO BOX 3082
2340 WETLANDS DR., SUITE 100
SURVEYING
RESTFELDT

CLIENT: MONTANA-DAKOTA UTILITIES CO.
LOCATION: SW1/4SE1/4, SECTION 29, T57N, R86W, 6TH
P.M., & VACATED JEWEL AVENUE, DINWIDDIE
ADDITION, SHERIDAN COUNTY, WYOMING

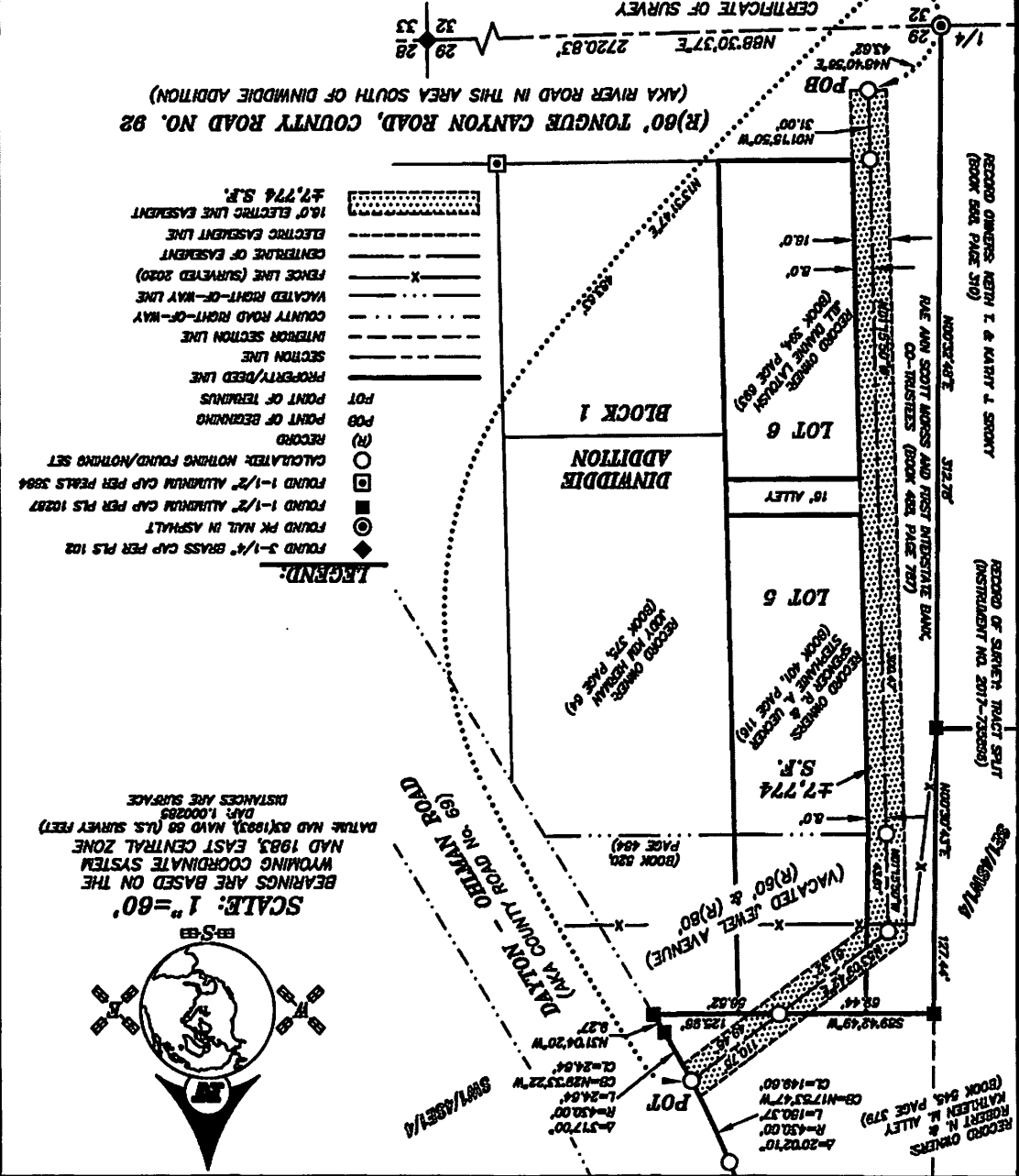


STATE OF WYOMING : ss
COUNTY OF SHERIDAN
I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

SURVEYOR'S CERTIFICATE

EXHIBIT "B"
16.0' ELECTRIC LINE EASEMENT

NO. 2021-772282 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD
SHERIDAN WY 82801
2021-772282 9/9/2021 2:50 PM PAGE: 5 OF 5
FEES: \$24.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



- LEGEND:**
- FOUND 3-1/4" BRASS CAP PER PLS 102
 - FOUND 1-1/2" ALUMINUM CAP PER PLS 10287
 - FOUND 1-1/2" ALUMINUM CAP PER PLS 3584
 - CALCULATED: NOTHING FOUND/NOTHING SET
 - RECORD
 - POINT OF BEGINNING
 - POT
 - PROPERTY/DEED LINE
 - SECTION LINE
 - COUNTY ROAD RIGHT-OF-WAY
 - VACATED RIGHT-OF-WAY LINE
 - FENCE LINE (SURVEYED 2020)
 - CENTERLINE OF EASEMENT
 - ELECTRIC EASEMENT LINE
 - 16.0' ELECTRIC LINE EASEMENT
 - 47,774 S.F.

SCALE: 1"=60'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM HAD 03(1983), NAD 83 (U.S. SURVEY FEET)
DAP: 1.000285
DISTANCES ARE SURFACE