

20720(6-79)  
(Rev. 4/85)

MONTANA-DAKOTA UTILITIES CO.  
ELECTRIC LINE EASEMENT

THIS EASEMENT, made this 4th day of December, 19 87 between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota, hereinafter called "COMPANY," its successors and assigns, and the following-named persons, hereinafter, whether singular or plural, called "OWNER," namely: R. J. MILLER, A Single Person, and MARJIE MILLER, A Single Person (Holders of an Agreement for Warranty Deed from CHARLES A. SPRINGER and SALLY T. SPRINGER, Husband and Wife) whose address is Sheridan, Wyoming

WITNESSETH, that for valuable considerations received, OWNER does hereby grant 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 with the right to construct, reconstruct, increase the capacity of, operate, maintain, repair and remove one electric line, consisting of pole structures supporting one or more electric power circuits, together with crossarms, cables, wires, guys, supports, anchors, fixtures, and such other structures, installations and facilities used in the construction, reconstruction, operation, increasing the capacity of, maintenance, repair and removal of said electric line, and to cut and trim trees and shrubbery located within 8 feet of the center line of said line or where they may interfere with or threaten to endanger the operation or maintenance of said line, and to license, permit or otherwise agree to the joint use or occupancy of the line by any other persons, associations or corporations. Said line may be constructed either overhead, as described above, or underground, or the said line, if constructed overhead, may be converted from overhead to an underground line at some future time.

OWNER, hereby grants to company, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, repairing or removing said electric line and for the purpose of doing all necessary work in connection therewith.

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 electric line or COMPANY'S rights hereunder.

Said electric line and every part thereof shall be confined to the area granted under this easement, except that the COMPANY shall have the right of placing and maintaining guys and anchors at greater distance from said center line where necessary to support said electric line.

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, increasing the capacity of, maintaining, repairing, converting to underground, operating or removing said electric line. 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.

This easement is appurtenant to the following-described real estate, situate in the County of Sheridan, State of Wyoming, namely:

A strip of land 16 feet wide, located in a tract of land situated in the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section 7, Township 54 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which is S 61° 10' 15" W a distance of 2591.3 feet from the Northeast corner of Section 7, T54N, R83W; thence S 82° 54' 40" E, 472.8' to the true point of beginning, which is located on said owners property line.

Thence S 17° 20' 15" W, 1203' to a point on the Northerly Right-of-Way of Meade Creek Road, this being the point of termination.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

*R. J. Miller*  
*Marjie Miller*

STATE OF Wyoming )  
: ss.  
County Of Sheridan )

On this 4th day of December, 19 87, before me personally appeared R. J. Miller and Marjie Miller

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, (known to me to be the and respectively of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

*Jacqueline D. Hutto*  
Notary Public, Sheridan County,  
State of Wyoming

My Commission Expires: 9/23/91

W.O. \_\_\_\_\_ TRACT NO. \_\_\_\_\_ L.R.R. No. \_\_\_\_\_