

MONTANA-DAKOTA UTILITIES CO.
PIPELINE EASEMENT BY OWNER

THIS EASEMENT, made this 10 day of March, A.D., 2006, 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:

Kenneth Morse Schiffer, Jr. and Judy Ann Schiffer, trustees and their successors in trust, of the Schiffer 1998 Family Living Trust:

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, 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 gas line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the N1/2SW1/4, Section 28, Township 57 North, Range 84 West, 6th P.M., 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 southwest corner of the NE1/4SW1/4, Section 28 (Monumented with a 3 1/4" Aluminum Cap per PLS 2615); thence N89°02'48"E, 334.73 feet along the south line of said NE1/4SW1/4 to the POINT OF BEGINNING of said easement, said point lying on the north line of a tract of land described in Book 152 of Deeds, Page 30; thence, eight (8) feet southwesterly of and parallel to the westerly Right-of-Way line of Interstate 90, N29°16'40"W, 716.40 feet along said centerline to the POINT OF TERMINUS of said easement, said point lying on the south line of a tract of land described in Book 441 of Deeds, Page 446 and being S66°50'14"E, 1725.95 feet from the west quarter corner of said Section 28 (Monumented with a 3 1/4" Aluminum Cap per PLS 2615).

Lengthening or shortening the side lines of said easement to intersect boundary lines. Basis of Bearings is Wyoming State Plane (East Central Zone).

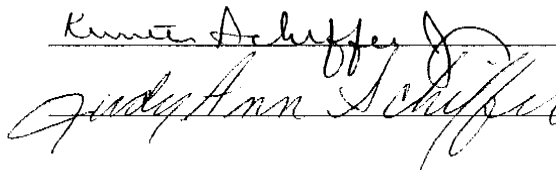
OWNER, its successors and assigns, agrees not to build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works or other structures, upon, over, or under the strip of land herein described or that would interfere with said pipeline or lines or COMPANY'S right 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 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.



STATE OF Virginia
COUNTY OF Walden :ss

On this 10 day of March, 2006, before me personally appeared Kenneth Schiffer, Jr. and Judy Ann Schiffer

known to me to be the same person s described in and who executed the above and foregoing instrument and acknowledged

(THIS SPACE FOR RECORDING DATA ONLY)

551580 EASEMENT
BOOK 477 PAGE 0681
RECORDED 09/01/2006 AT 04:00 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

to me that he 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.)

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Patria M. Lullaspre
Notary Public, Loudoun County,
State of Virginia
(SEAL)

My Commission Expires: 4/30/04
W.O. 153942 TRACT NO. _____ L.R.R NO _____