

**MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND EASEMENT**

THIS EASEMENT, made this 16 day of July, A.D., 2020, 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:

Dione Ranch LLC
Jason Stevenson, President
Jacomien Mars, Manager
836 Red Grade Road
Sheridan, Wyoming 82801

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, a 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, over, under, and across the following described real estate, situated in the County of Sheridan, State of Wyoming namely:

An underground electric line easement being sixteen (16.0) feet wide situated in the W½NW¼ of Section 24, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming. Said underground electric line easement encumbers a portion of Personal Representative's Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated February 28, 2020, Instrument Number 2020-756212. The underground easement is shown on Illustration "A", which by reference is attached hereto and incorporated herein. The Company retains and can exercise the right to substitute and replace Illustration "A" with easement documents that will meet Wyoming State Statute 34-1-141, as described in a Legal Description (EXHIBIT "A") and shown on a Drawing (EXHIBIT "B") for recordation purposes.


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

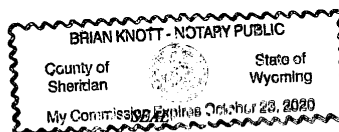

Dione Ranch LLC
Jason Stevenson, President

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On this the 16 day of July, 2020, before me personally appeared Jason Stevenson, 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)

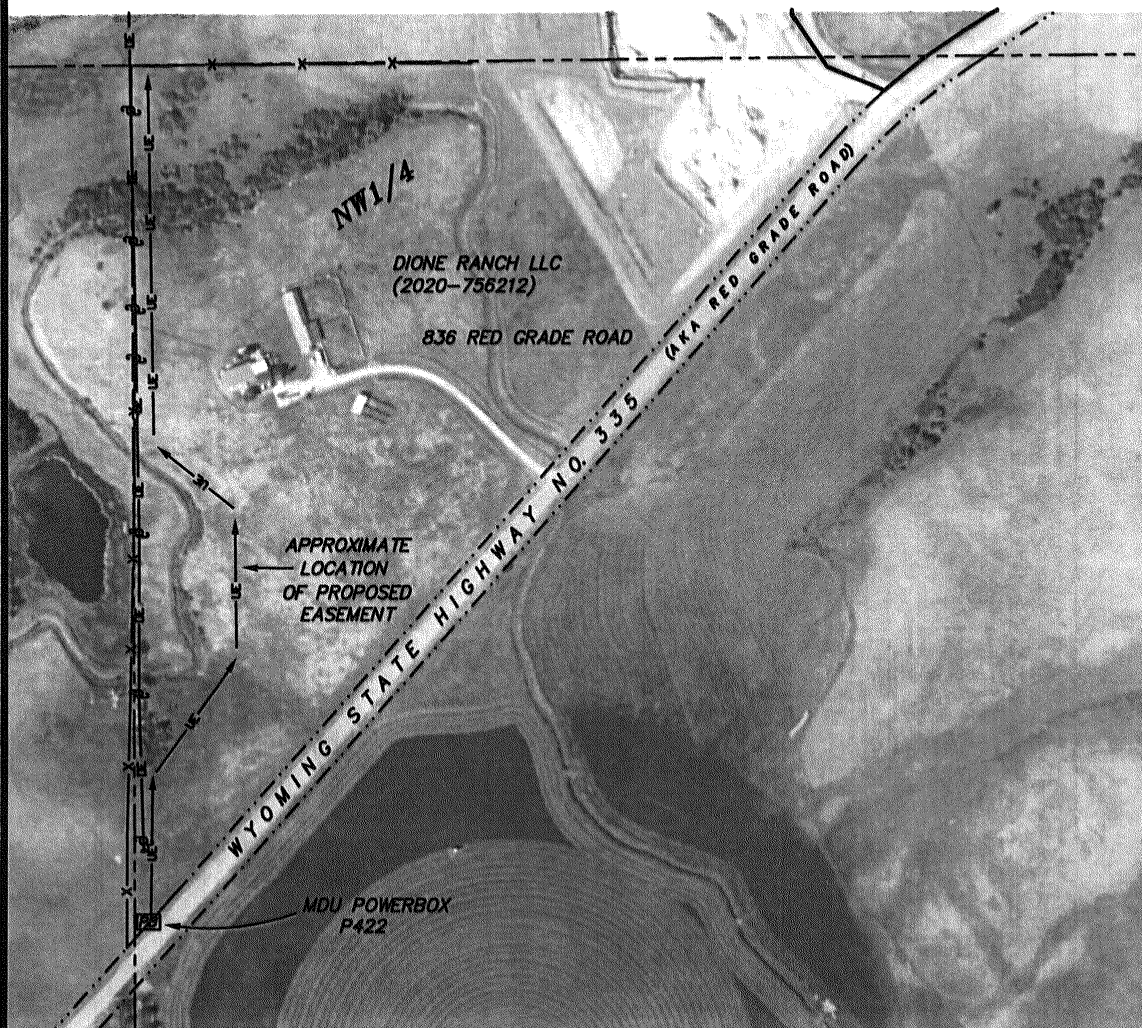

Notary Public



My Commission Expires 10-23-2020

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

MONTANA-DAKOTA UTILITIES COMPANY
PROPOSED UNDERGROUND ELECTRIC EASEMENT



NO TRUE SCALE

NOTE:

PER WYOMING STATE STATUE 34-1-141 (c)
THIS ILLUSTRATION IS FOR AGREEMENT
PURPOSES ONLY AND WILL BE CONSIDERED
NULL AND VOID AND OF NO FORCE AND
EFFECT ON JUNE 23, 2020.
THIS ILLUSTRATION MUST BE FOLLOWED UP
BY A LEGAL EASEMENT.

ILLUSTRATION "A"

CLIENT: MONTANA-DAKOTA UTILITY COMPANY

LOCATION: NW1/4, SECTION 24, T54N, R85W, 6th P.M.
SHERIDAN COUNTY, WYOMING
836 RED GRADE ROAD

THIS DIAGRAM AND INFORMATION IS TO BE
USED FOR ILLUSTRATION PURPOSES. THE
REPRESENTATION IS NOT TO SCALE AND IS
NOT TO BE CONSTRUED AS A FINAL SURVEY
OF LOCATION. THE LANDOWNER, BY
ATTACHMENT OF THEIR INITIALS
ACCEPTS THE APPROXIMATE LOCATION OF THE
UTILITY LINE(S) AS SHOWN WITHIN THE ABOVE
ILLUSTRATION.



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

JN: 2020-039
DN: 2020-039D
TAB: ILLUSTRATION
PF: T2020-039
REVIEWED BY: JSP
JUNE 23, 2020

MINUTES
CONSENT ACTION OF MANAGER
IN LIEU OF MEETING

Dione Ranch LLC

May 8, 2020

The manager of Dione Ranch LLC (the "Company") hereby takes the following action by consent and upon waiver of notice pursuant to WYO. STAT. § 17-29-407(d) and the provisions of the operating agreement of the Company, such action to have the effect of a vote at a duly constituted meeting upon proper notice as of the date hereof:

RESOLUTION – APPOINTMENT OF PRESIDENT

WHEREAS, operating agreement of the Company provides in Section 5.1.16 that the Manager of the Company shall be authorized to appoint officers and agents of the Company with such designation as the Manager may determine, and

WHEREAS, the Manager wishes to appoint Jason Stevenson to serve as President of the Company to execute such agreements and documents as the Manager shall approve, now, therefore

RESOLVED, that Jason Stevenson shall be President of the Company to serve at the pleasure of the Manager until his successor be appointed and qualify.

IN WITNESS WHEREOF, the undersigned has executed this Consent Action of Manager in Lieu of Meeting as of May 8, 2020.

Dione Ranch LLC

BY 
Jacomien Mars, MANAGER

NO. 2020-760083 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MONTANA-DAKOTA UTILITIES CO 2324 DRY RANCH ROAD
SHERIDAN WY 82801