

**MONTANA-DAKOTA UTILITIES CO.
PIPELINE EASEMENT BY OWNER**

THIS INDENTURE, made this 25th day of FEBRUARY, A.D., 2014, 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: **James T. Bohn & Patty L. Bohn**

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement containing 299 square feet more or less, 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 situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on the Record of Survey for a Boundary Line Adjustment filed in **Drawer "A" of Plats, Number "71"**, County Clerk's Office, Sheridan County Courthouse; said easement being more particularly described as follows:

Commencing at the south quarter corner of said Section 26 (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap inside a 2" Iron Pipe per PLS 102); thence S89°57'38"W, 263.01 feet along the south line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement; thence, continue S89°57'38"W, 26.00 feet along said south line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point being the southeast corner of a tract of land described in Book 545 of Deeds, Page 462, and the southwest corner of a tract of land described in Book 196 of Deeds, Page 380; thence N00°09'46"E, 23.00 feet along the east line of said tract described in Book 545 of Deeds, Page 462 to a point; thence S48°27'15"E, 34.65 feet to the **POINT OF BEGINNING** of said easement.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

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 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.

James T. Bohn
James T. Bohn

Patty L. Bohn
Patty L. Bohn

STATE OF Wyoming
COUNTY OF Sheridan :ss

On this 25th day of February, 2014, before me personally appeared James T. Bohn and Patty L. Bohn known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged 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.)

(THIS SPACE FOR RECORDING DATA ONLY)



2014-710683 2/26/2014 11:24 AM PAGE: 1 OF 1
BOOK: 545 PAGE: 644 FEES: \$12.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

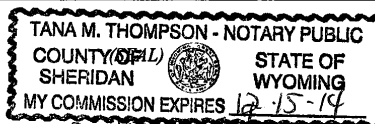
NO. 2014-710683 EASEMENT

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

Tana M. Thompson
Notary Public, Sheridan County,

State of Wyoming

Residing at 324 Marion St, Sheridan, WY



My Commission Expires: 12-15-2014

W.O. _____ TRACT NO. _____ L.R.R NO. _____