

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That MONTANA-DAKOTA UTILITIES CO., a corporation, 400 North Fourth Street, Bismarck, North Dakota 58501, hereinafter called GRANTOR, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby confessed and acknowledged, does by these presents GRANT, BARGAIN, SELL, CONVEY, and WARRANT unto SUGAR LAND DEVELOPMENT COMPANY, a partnership of 1621 Coffeen Avenue, P.O. Box 6499, Sheridan, Wyoming, hereinafter called GRANTEE, all of the tract or parcel of land lying and being in the County of Sheridan, State of Wyoming, and described as follows, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35 of T56N, R84W, of the 6th principal meridian, Sheridan County, described as follows:

Beginning at a point on the south line of said Section 35 which is located east 50 feet from the south quarter corner of said Section 35, thence east 60 feet along the south line of said Section 35 to a point, thence north 60 feet to a point, thence west 60 feet to a point, thence south 60 feet to the point of beginning. The above tract contains 3600 square feet more or less.

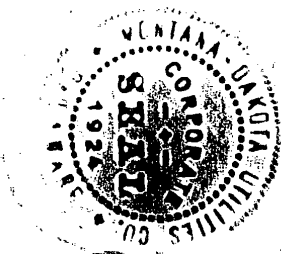
Subject to all restrictions, covenants and reservations of record.

RESERVATION: The GRANTOR shall retain possession of the above described tract or parcel of land until June 15, 1982.

RESERVATION: The GRANTOR reserves all pipeline easements of record pertaining to said tract or parcel of land described above; ALSO, the GRANTOR reserves unto itself an underground electric right of way across the South thirty (30) feet and West thirty (30) feet of the above described tract of land; ALSO the GRANTOR reserves unto itself all rights as set forth in that document entitled "Overhead Power Line Right of Way Easement" from HOLLY SUGAR CORPORATION to the GRANTOR, dated July 13, 1961, and recorded on the 18th day of August, 1961, in Book 131 of Deeds, at page 353, document No. 454091, in the office of the County Clerk of Sheridan County, Wyoming.

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to said GRANTEE, its successors and assigns FOREVER, and the said GRANTOR, for valuable consideration, its successors and assigns, does covenant with the said GRANTEE, its successors and assigns, that it is well seized in fee of the tract aforesaid, and has good right to sell and convey the same in manner and form aforesaid; that the same are free from all incumbrances, and the above bargained and granted land and premises in the quiet and peaceable possession of said GRANTEE, its successors and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, the said GRANTOR will warrant and defend.

IN WITNESS WHEREOF, on this 25 day of May, 1979, the GRANTOR hereunto set its hand.



MONTANA-DAKOTA UTILITIES CO.

John A. Schuchart  
JOHN A. SCHUCHART, President

ATTEST:

Joseph R. Maichel  
JOSEPH R. MAICHEL, Secretary

APPROVED

JM

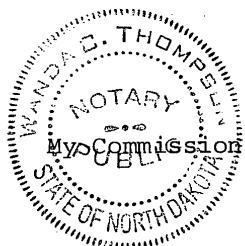
STATE OF NORTH DAKOTA )

) ss

COUNTY OF BURLEIGH )

The foregoing instrument was acknowledged before me this 25 day of May, 1979, by John A. Schuchart as President of Montana-Dakota Utilities Co.

WITNESS my hand and official seal.



Wanda C. Thompson  
Notary Public

My Commission Expires: 11-9-80