

RECORDED OCTOBER 29, 2001 BK 427 PG 700 NO 390826 AUDREY KOLTISKA, COUNTY CLERK

MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND EASEMENT

THIS EASEMENT, made this 31 day of December, A.D., 19 98, 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:

Wilma M. Wilson Trust

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, a non exclusive easement 10 feet in width, being 5 feet left, and 5 feet right of the centerline 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 said buried electric distribution system, including the necessary cables under, the following described real estate, situated in the County of Sheridan, State of Wyoming, namely:

An underground electric line easement ten (10) feet wide, being five (5) feet each side of the following described centerline situated in Lot 4, Wilson Subdivision, Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the north quarter corner of said Section 15 (Monumented with a 1/2" Aluminum Cap per PE&LS 2614); thence S00° 44'54"E, 1444.17 feet to the POINT OF BEGINNING, said point lying on the south line of said Lot 4; thence N01° 06'17"E, 18.30 feet along said centerline to a point; thence N65° 02'38"E, 66.54 feet along said centerline to the POINT OF TERMINUS, said point lying on the south line of Lot 1, Wilson Subdivision and being S03° 15'27"E, 1399.94 feet from said north quarter corner of Section 15.

Basis of Bearings is Wyoming State Plane (East Central Zone).

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.

Robert Cullen
John A. Wilson Jr.

STATE OF Wyoming
COUNTY OF Sheridan :ss

On this 30th day of Dec, 19 98, before me personally appeared Robert Cullen and John A. Wilson Jr. 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 _____

(THIS SPACE FOR RECORDING DATA ONLY)

the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Judy Artist
Notary Public, Sheridan County,
State of Wyoming
Residing at Sheridan



My Commission Expires: 2/27/01
W.O. 539510 TRACT NO. _____ L.R.R. NO. 35424