

WARRANTY DEED

This Instrument Filed for Record on the	
Day of	19 at o'clock M.
and Recorded in Book of	
Page	
NO.	County Clerk

RUTH HOLBERT, formerly Ruth Gonder, and CLAUDE HOLBERT, her husband

grantor s, of Big Horn County, and State of Montana, for and in consideration of Ten Dollars and other good and valuable consideration DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO MONTANA-DAKOTA UTILITIES CO., a Division of MDU Resources Group, Inc., a Delaware corporation,

grantee, its successors and assigns, Burleigh County and State of North Dakota the following described real estate, situate in Sheridan County and State of Wyoming, to-wit:

Tract "A": A tract of land situated in the SE $\frac{1}{4}$ of Section 8, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows: Beginning at the South $\frac{1}{4}$ Corner of said Section 8, thence N 0°06'16" W for a distance of 132.0 feet; thence S 89°41'47" E for a distance of 2661.03 feet to a point in the center of County Road 113 (also known as Upper Road); thence along the centerline of County Road 113, S 0°14'32" E for a distance of 132.0 feet; thence leaving the centerline of County Road 113, N 89°41'47" W for a distance of 2661.35 feet to the point of beginning. Said tract of land contains 8.064 acres.

Tract "B": A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows: Beginning at a point which bears N 0°06'16" W a distance of 132.0 feet from the South $\frac{1}{4}$ Corner of said Section 8; thence N 0°06'16" W for a distance of 500.0 feet; thence S 89°41'47" E for a distance of 597.33 feet; thence S 0°06'16" E for a distance of 500.0 feet; thence N 89°41'47" W for a distance of 597.33 feet to the point of beginning. Said tract of land contains 6.856 acres.

SUBJECT TO all rights of ways, easements and restrictions of record. EXCEPTING AND RESERVING to Ruth Holbert, Grantor, and to her heirs and assigns all oil, gas, fissionable materials and all other minerals of every kind and character presently owned by said Ruth Holbert, contained in or underlying said lands, together with the right to enter thereon for the purpose of drilling for, exploring and mining the above described minerals and the right to use so much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for any damage done thereto AND PROVIDED FURTHER that the top 50 feet of the surface shall not be disturbed in exercising this reservation.

PROVIDED FURTHER, that existing irrigation ditches, culverts, headgates, and related facilities located on the above Tracts "A" and "B" shall remain and any future revisions or alterations of these water systems by Grantee, its successors and assigns, shall be done in such a manner that the future integrity of the water systems will be as good as or better than the present integrity of the water systems.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS our hand s, this 7 day of August, 1992

Ruth Holbert
Claude Holbert

Attest Seal:

STATE OF WYOMING
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by RUTH HOLBERT, formerly Ruth Gonder, and CLAUDE HOLBERT, her husband

this 7 day of August, 1992

Witness my hand and official seal.

My Commission expires: March 24, 1994

William D. Radtke

Notary Public Title of Officer