

EASEMENT 530

UNDERGROUND COMMUNICATIONS AND ELECTRIC LINES

THIS EASEMENT, made this 11th day of September, 1986 between MONTANA-DAKOTA UTILITIES CO., a Division of MDU RESOURCES GROUP, INC., a corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, hereinafter referred to as "Companies", and the following named persons, hereinafter referred to as "OWNER", namely:  
THE VERNON S. AND ROWENA W. GRIFFITH FOUNDATION, a Wyoming Corporation  
319 West Dow, Sheridan, Wyoming

WITNESSETH, that for valuable consideration received, OWNER does hereby grant, bargain and convey unto Companies, jointly and severally, its and their associated and allied companies, its and their respective successor and assigns, an easement to construct, operate, maintain, repair, replace and remove such communications and electric systems as the Companies may from time to time require, consisting of underground cables, wires, conduits, manholes, drains and splicing boxes, surface testing terminals, repeaters, repeater housings, markers, transformers, other associated above ground appurtenances, and other facilities used in the construction, operation, maintenance, repair and removal of said communications and electric systems, upon, over, under and across a strip of land 16 wide, across the following-described real estate, situated in the County of SHERIDAN, State of WYOMING, to-wit:

A strip of land 16 feet wide being 8 feet on each side of a centerline in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-four (24), and the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-three (23), all in Township Fifty-six (56) North, Range Eighty-five (85) West of the Sixth Principal Meridian. Said centerline is described on the attached "Exhibit", incorporated herein and made a part hereof.

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.

Owner hereby grants to Companies, jointly and severally, its and their successors and assigns, the right of ingress and egress at all reasonable times over and across the lands of Owner, to and from said strip for the purpose of exercising the rights herein granted; to place surface markers beyond said strip, to install gates in any fences crossing said strip; and to permit in said strip the underground cables, wires and circuits, transformers and appurtenances of any other company.

Montana-Dakota Utilities Co., a Division of MDU Resources Group, Inc., hereby agrees to pay for any and all damages that may result to the crops, fences, buildings and improvements on said premises arising from the construction and maintenance of its electric systems, to the extent that such damages are caused by the negligent or willful acts of Montana-Dakota Utilities Co., a Division of MDU Resources Group, Inc., and The Mountain States Telephone and Telegraph Company hereby agrees to pay for any and all damages that may result to the crops, fences, and buildings and/or improvements on said premises arising from the construction and maintenance of its communications systems, to the extent that such damages are caused by the negligent or willful acts of the Mountain States Telephone and Telegraph Company.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

THE VERNON S. AND ROWENA W. GRIFFITH FOUNDATION,  
a Wyoming Corporation

By: Winifred S. Bergren  
Its William D. Redle President  
Secretary

Attest:

STATE OF WYOMING )  
 ) ss.  
County Of SHERIDAN )

Its

On this 11th day of September, 1986, before me personally appeared -  
Winifred S. Bergren and William D. Redle

known to me to be the same person<sup>s</sup> described in and who executed the above and foregoing instrument and acknowledged to me that the y executed the same, (known to me to be the President and Secretary respectively, of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Willard H. Peterson  
Notary Public, Sheridan County,  
State of Wyoming

My Commission Expires: 9-20-89

1071-231-14398-231

W.O. SC-S 1, 2a L.R.R. No. \_\_\_\_\_

"EXHIBIT - A"

LEGAL DESCRIPTION

Easement for Montana Dakota Utilities  
Underground Distribution Line

A strip of land 16 feet wide being 8 feet on each side of a centerline situated in the NW $\frac{1}{4}$  of Section 24, and the NE $\frac{1}{4}$  of Section 23, T56N R85W, 6th P.M., Sheridan County, Wyoming, said centerline described as follows:

Beginning at a point 8 feet south of the Northerly line of said Section 24, said point being S89°53'08"E, 1848.96 feet from the Northwest corner of said Section 24; thence S89°52'W, 1848.96 feet parallel to the Northerly line of said Section 24 to a point on the Section line common to said Sections 23 and 24 and lying 8 feet south of the above mentioned Section Corner; thence entering Section 23 S89°55'W, 1227.30 feet parallel to the Northerly line of said Section 23; thence S46°32'25"W, 149.56 feet; thence S19°55'49"W, 746.60 feet; thence S24°33'52"W, 191.80 feet; thence S43°25'25"W, 704.23 feet; thence S47°02'01", 166.58 feet; thence S74°38'10"W, 235.94 feet; thence S77°37'19"W, 423.83 feet; thence S82°40'16"W, 234.76 feet; thence S63°45'04"W, 399.83 feet; thence S70°24'31"W, 438.19 feet; thence S77°24'31"W, 175.59 feet; thence N5°03'58"E, 165.92 feet; thence S74°01'46"W, 236.78 feet; thence S64°28'40"W, 134.96 feet; thence S55°17'46"W, 104.63 feet; thence S47°30'37"W, 464.88 feet to a point lying S62°50'51"W, 5458.31 feet of the Northeast corner of said Section 23.

A strip of land 16 feet wide being 8 feet on each side of a centerline situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of the above-mentioned Section 23:

Beginning at a point lying S62°11'10"W, 4627.84 feet from the Northeast corner of said Section 23; thence S5°03'58"W, 365.00 feet to the point of entry to the Sheri Dee Roberts Vineyard property.

Basis of bearings is from G.L.O. original survey.