

MONTANA-DAKOTA UTILITIES CO.
ELECTRIC LINE EASEMENT

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THIS EASEMENT, made this 8th day of March, 1996, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota, hereinafter called COMPANY, its successors and assigns, and the following named persons, hereinafter, whether singular or plural, called OWNER, namely:

JOE W. FOX, a/k/a JOSEPH W. FOX, a single person
SHERIDAN WYOMING 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement 14 feet in width, being 7 feet left, and 7 feet right of the center line, as laid out and/or surveyed with the right to construct, reconstruct, increase the capacity of, operate, maintain, repair and remove one electric line, consisting of pole structures supporting one or more electric power circuits together with crossarms, cables, communications lines, wires, guys, supports, anchors, fixtures, and such other structures, installations and facilities used in the construction, reconstruction, operation, increasing the capacity of, maintenance, repair, and removal of said electric line, and to cut and trim trees and shrubbery located within 7 feet of the center line of said line or where they may interfere with or threaten to endanger the operation or maintenance of said line, and to license, permit or otherwise agree to the joint use or occupancy of the line by any other persons, associations or corporations. Said line may be constructed either overhead, as described above, or underground, or the said line, if constructed overhead, may be converted from overhead to an underground line at some future time.

OWNER, hereby grants to company, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, repairing or removing said electric line and for the purpose of doing all necessary work in connection therewith.

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 electric line or COMPANY'S rights hereunder.

Said electric line and every part hereof shall be confined to the area granted under this easement, except that the COMPANY shall have the right of placing and maintaining guys and anchors at greater distance from said center line where necessary to support said electric line.

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, increasing the capacity of, maintaining, repairing, converting to underground, operating or removing said electric line. 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.

This easement is appurtenant to the following described real estate, situated in the County of SHERIDAN, State of WYOMING, namely:

A Fourteen (14) foot wide easement strip lying in the Southwest Quarter (SW1/4) of Section Fifteen (15), T-55N., R-84W., of the 6th P.M., and said strip being Seven (7) feet on either side of the following center line description;

Beginning at the Northeast corner of the Southwest Quarter (SW1/4) of said Section Fifteen (10); thence South, a distance of Seven (7) feet; thence West; a distance of Seventy-five and Forty-six Hundredths (75.46) feet to the true point of beginning; thence continuing West; a distance of Seventy-five (75) to the point of termination. This easement is for anchor pole and down guys only.

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

Joe W. Fox

Joe W. Fox, a/k/a Joseph W. Fox

STATE OF Wyoming
COUNTY OF Sheridan ss

On this 8th day of Mar, 1996, before me personally appeared

Joe W. Fox, a/k/a Joseph W. Fox

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

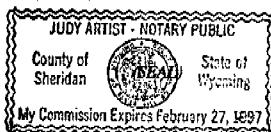
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the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Notary Public, Judy Artist County, Sheridan

State of Wyoming

Residing at Sheridan



My Commission Expires: 2/27/97

W.O. J40011 TRACT NO. _____ L.R.R. NO. 35987

HL 135.1/