

Parcel 11

MONTANA-DAKOTA UTILITIES CO. UNDERGROUND EASEMENT

THIS EASEMENT, made this 3 day of April, A.D., 2009, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota 58501, and QWEST CORPORATION, a corporation, BRESNAN COMMUNICATIONS, L.L.C., hereinafter called "COMPANIES," its successors and assigns, and the following named persons, herein, whether singular or plural, called "OWNER," namely:

Phillip L. Cooley and Nancy E. Cooley, husband and wife as tenants by the entirety
2 Cessna Road
Sheridan, WY 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 16 feet in width, being 8 feet left, and 8 feet right of the center line 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 communications line or lines, a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semi buried electric distribution system, street lighting system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith through, over, under, and across the following described real estate, situated in the County of Sheridan, State of Wyoming namely:

A (16) foot wide Underground Easement situated in a portion of Lot 33, Jeffries Draw Subdivision, A subdivision in Sheridan County, Wyoming, as shown on Illustration "A", which by reference is attached hereto and incorporated herein. The Company retains the right and can exercise the right to substitute and replace Illustration "A" with an as built description referenced as Exhibit "A" and location plat referenced as Exhibit "B".

OWNER agrees not to build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works or other structures over, under, or that would interfere with said underground lines or COMPANY'S rights hereunder.

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

Nancy E. Cooley
Nancy E. Cooley

Phillip L. Cooley
Phillip L. Cooley

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this the 3 day of April, 2009, before me personally appeared Phillip L. Cooley and Nancy E. Cooley, known to me, or satisfactorily proved to be the persons that are described in and who executed the above and foregoing instrument and acknowledged to me that they have executed the same (known to me to be the Landowners of the above described property)

(this space for recording data only)

683366 EASEMENT
BOOK 520 PAGE 0171
RECORDED 11/08/2010 AT 12:10 PM
EDA S. THOMPSON, SHERIDAN COUNTY CLERK

Joel T. Thompson
Notary Public

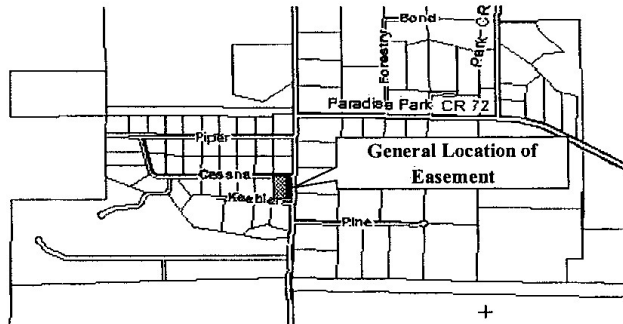
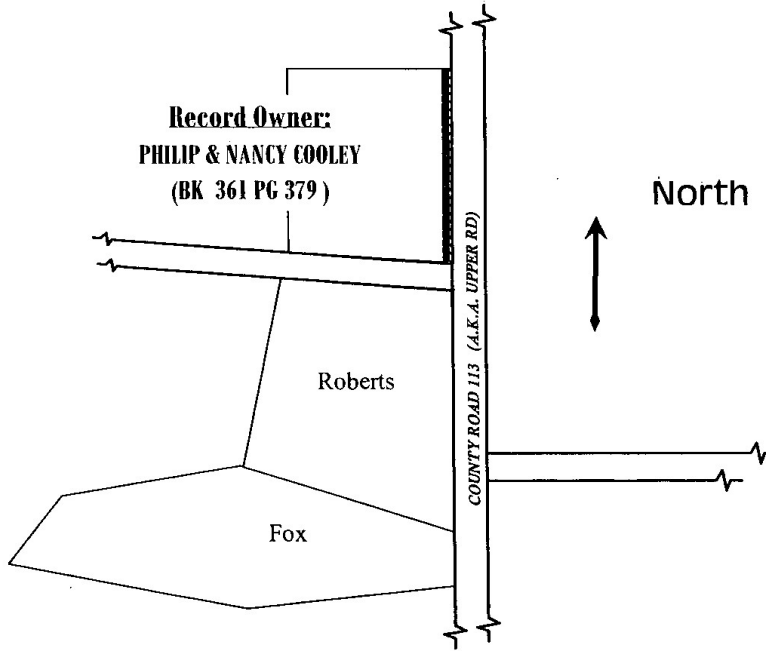


My Commission Expires 6-8-13
W.O. 169744 Tract NO. LLR NO.

MONTANA DAKOTA UTILITIES
16.0' UNDERGROUND UTILITY EASEMENT

Jeffries Draw Subdivision - Lot 33, Sheridan County, WY

Illustration "A"



This diagram and information is to be used for illustration purposes only. The representation is not to scale and is not to be construed as a final survey of location. The Landowner, by attachment of their initials REC dated this 3rd day of November, 2009, accepts the location of the Gas line as shown within the above illustration.

Date: 11-3-09

Work Order No: _____