

**MONTANA-DAKOTA UTILITIES CO.  
UNDERGROUND EASEMENT**

THIS EASEMENT, made this 25<sup>th</sup> day of August, A.D., 2016, 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:

**Benjamin Longhofer and Ashton L Longhofer husband and wife, as tenants by the entirety**

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, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semiburied 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 tract of land located in Section 20, Township 54 North, Range 83 West of the 6<sup>th</sup> Principle Meridian in Sheridan County Wyoming; more particularly describes as follows:**

**The Westerly sixteen (16) feet of Tract 7 of the Hutton Subdivision, filed in Book 2 of Plats, Page 32 as instrument Number 258930, dated 19 March, 1948; parallel to and contiguous with the East Right of Way of US Highway 87.**

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.

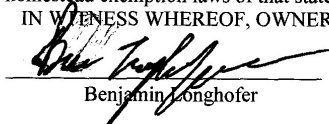
OWNER hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of laying, constructing, maintaining, operating, replacing, repairing or removing said underground lines and for the purpose of doing all necessary work in connection therewith.

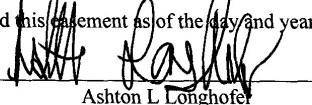
COMPANY by the acceptance hereof, hereby agrees that it will pay any and all damages that may result, including crops, fences, buildings and improvements on said premises, caused by constructing, maintaining, repairing, operating, replacing or removing said underground lines. The damages, if not mutually 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.

  
Benjamin Longhofer

  
Ashton L Longhofer

STATE OF Wyoming

: ss

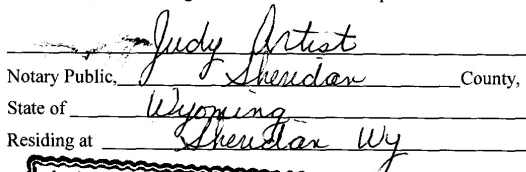
COUNTY OF Sheridan

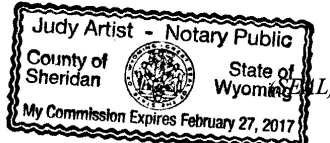
On this the 25<sup>th</sup> day of August, 2016, before me personally appeared Benjamin Longhofer & Ashton L Longhofer

known to me, or satisfactorily proved to be the person s described in and who executed the above and fore going instrument and acknowledged to me that they executed the same (known to me to be the husband and wife respectively,

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

(THIS SPACE FOR RECORDING DATA ONLY)

  
Notary Public, Sheridan County,  
State of Wyoming  
Residing at Sheridan WY



My commission Expires 2/27/17

WO 232913 TRACT NO \_\_\_\_\_ LRR NO \_\_\_\_\_

**NO. 2016-729120 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD  
SHERIDAN WY 82801