

MONTANA-DAKOTA UTILITIES CO.
ELECTRIC LINE EASEMENT

THIS EASEMENT, made this 17th day of September, 2014, 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: Bob Longhini & Michele M. Longhini, husband and wife

whose address is 605 W 4th Ave. Ranchester, WY 82839

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement feet in width, being feet left, and 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 16 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:

An overhead electric utility easement, situated in Section 24, Township 57 North, Range 86 West of the 6th P.M. Meridian, Sheridan County, Wyoming; said easement being more particularly described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and by this reference made part hereof.

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

Bob Longhini
Bob Longhini

Michele M. Longhini
Michele M. Longhini

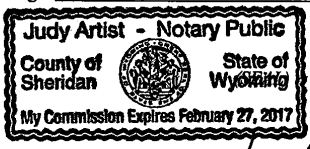
STATE OF Wyoming
COUNTY OF Sheridan :ss

On this 17th day of September, 2014, before me personally appeared Bob Longhini & Michele M. Longhini

known to me to be the same persons described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same, (known to me to be the husband and wife respectively, of N/A the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

(THIS SPACE FOR RECORDING DATA ONLY)

2015-720152 6/22/2015 1:36 PM PAGE: 1 OF 3
BOOK: 553 PAGE: 701 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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

My Commission Expires: 2/27/17
W.O. 214376 TRACT NO. _____ L.R.R. NO. _____

LEGAL DESCRIPTION EXHIBIT "A"

Record Owners: Bob Longhini & Michele M. Longhini
August 19, 2014

Re: Electric Line Easement to Montana-Dakota Utilities Company, A division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

An electric line easement situated in the E½NE¼ of Section 24, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said electric line easement being more particularly described as follows:

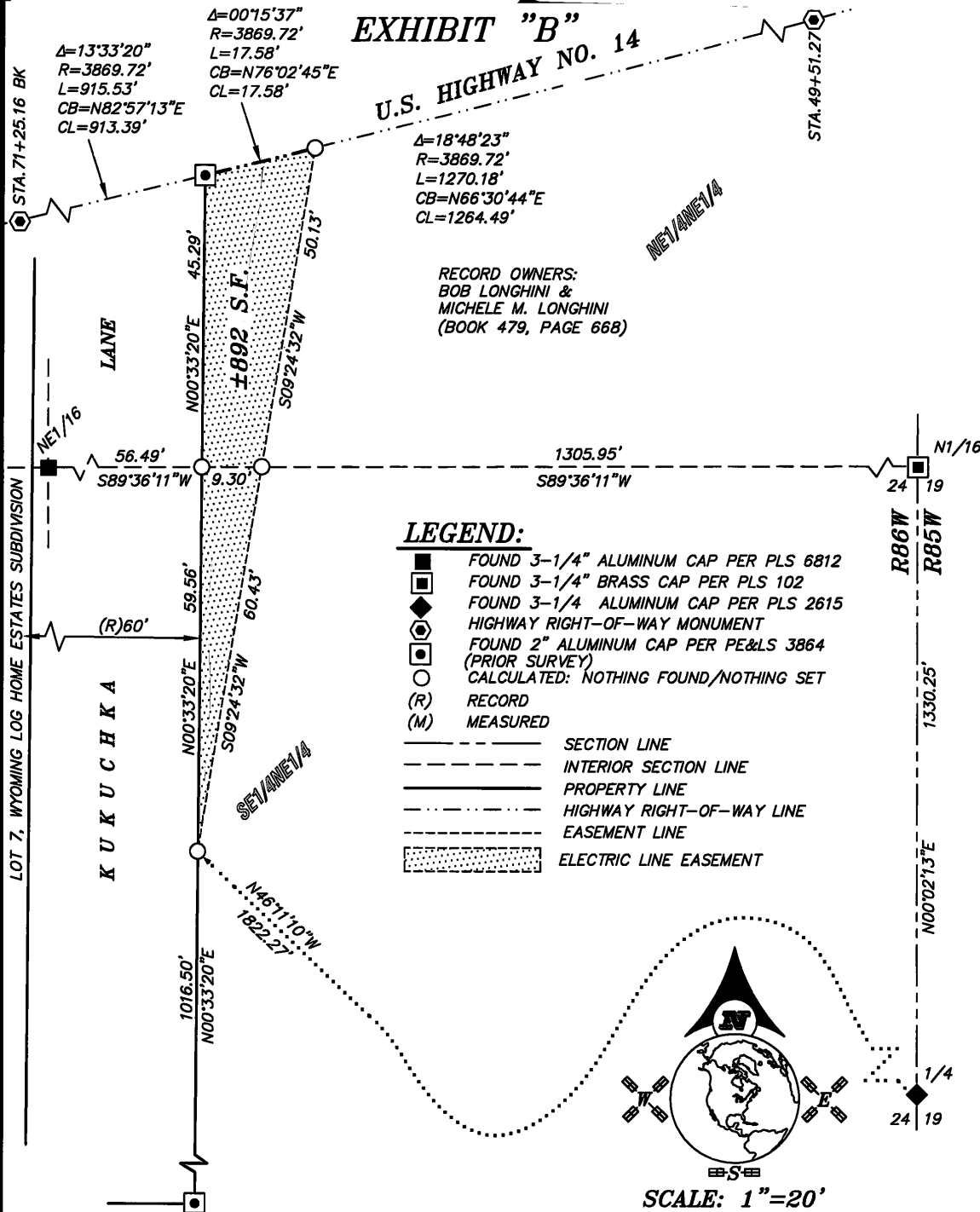
Commencing at the east quarter corner of said Section 24 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N46°11'10"W, 1822.27 feet to the **POINT OF BEGINNING** of said easement, said point lying on the east line of Wyoming Log Home Estates Subdivision, said point also lying on the east right-of-way line of Kukuchka Lane; thence N00°33'20"E, 59.56 feet along said east line of said Wyoming Log Home Estates Subdivision, and said east right-of-way line of Kukuchka Lane to a point, said point lying on the south line of the NE¼NE¼; thence, continue N00°33'20"E, 45.29 feet along said east line of said Wyoming Log Home Estates Subdivision, and said east right-of-way line of Kukuchka Lane to a point, said point lying on the southerly right-of-way line of U.S. Highway No. 14; thence, along said southerly right-of-way line of U.S. Highway No. 14 through a non-tangent curve to the left, having a central angle of 00°15'37", a radius of 3869.72 feet, an arc length of 17.58 feet, a chord bearing of N76°02'45"E, and a chord length of 17.58 feet to a point; thence S09°24'32"W, 50.13 feet to a point, said point lying on said south line of the NE¼NE¼; thence, continue S09°24'32"W, 60.43 feet to the **POINT OF BEGINNING** of said easement.

Said electric line easement contains 892 square feet, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"

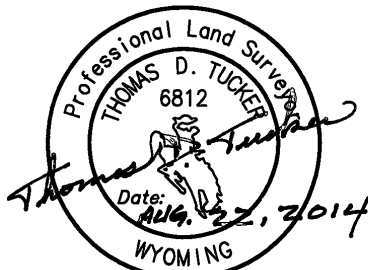
U.S. HIGHWAY NO. 14



SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B"

ELECTRICAL LINE EASMENT

CLIENT: MONTANA-DAKOTA UTILITIES CO.
LOCATION: E1/2NE1/4, SECTION 24, T57N, R86W,
6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2014-053
DN: 2014-053-E1
PF: T2013-042
AUGUST 22, 2014