

**MONTANA-DAKOTA UTILITIES CO.
10.0' ELECTRIC & GAS LINE EASEMENT**

THIS EASEMENT, made this 2nd day of September, A.D., 2022, between MONTANA-DAKOTA UTILITIES CO., A SUBSIDIARY 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:

**Bank of Commerce
First Interstate Bank, BR#0100, Sheridan, Wyoming
P.O. Box 30918
Billings, MT 59116-0918**

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 10.0 feet in width as laid out and/or surveyed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace, a gas pipeline or lines, including necessary pipes, poles, and fixtures; a buried, semi buried, or overhead electric distribution system; overhead transmission lines and structures, street lighting system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection, and to cut and trim trees and shrubbery located within said easements or where they may interfere with or threaten to endanger the operation or maintenance of said line, therewith through, over, under, and across the following described real estate, situated in the County of Sheridan, State of Wyoming namely:

An electric & gas line easement being a strip of land ten (10.0) feet wide when measured at right angles, being the east ten (10.0) feet of Lots 1 thru 8, Block 12, Original Town of Sheridan, now City of Sheridan, Sheridan County, Wyoming. Said electric & gas line easement encumbers a portion of Deeds recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, Warranty Deed, Recorded January 28, 1966, in Book 153 of Deeds, Page 342; Warranty Deed, Recorded June 26, 1969, in Book 172 of Deeds, Page 447; Warranty Deed, Recorded July 9, 1974, in Book 202 of Deeds, Page 487, and Trustee's Deed, Recorded July 9, 1974, in Book 202 of Deeds, Page 488. The easement is described in a Legal Description (EXHIBIT "A") and shown on a Drawing (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 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.

Steve Crow
Bank of Commerce (First Interstate Bank)

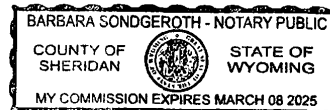
Title: *Northern WY market President*

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this the 2nd day of September, 2022, before me personally appeared Steve Crow on behalf of the Bank of Commerce, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.

(This space for recording data only)

Barbara Sondgeroth
Notary Public



SEAL
My Commission Expires 3/8/2025

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: *Bank of Commerce*
July 05, 2022

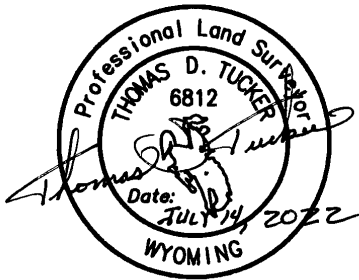
Re: 10.0' Electric & Gas Line Easements to Montana-Dakota Utilities Co. a Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.

An electric and gas line easement being the east ten (10.0) feet of Lots 1 thru 8, Block 12, Original Town of Sheridan, now City of Sheridan, Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof. Lengthening or shortening the sideline of said easement to intersect said boundary lines.

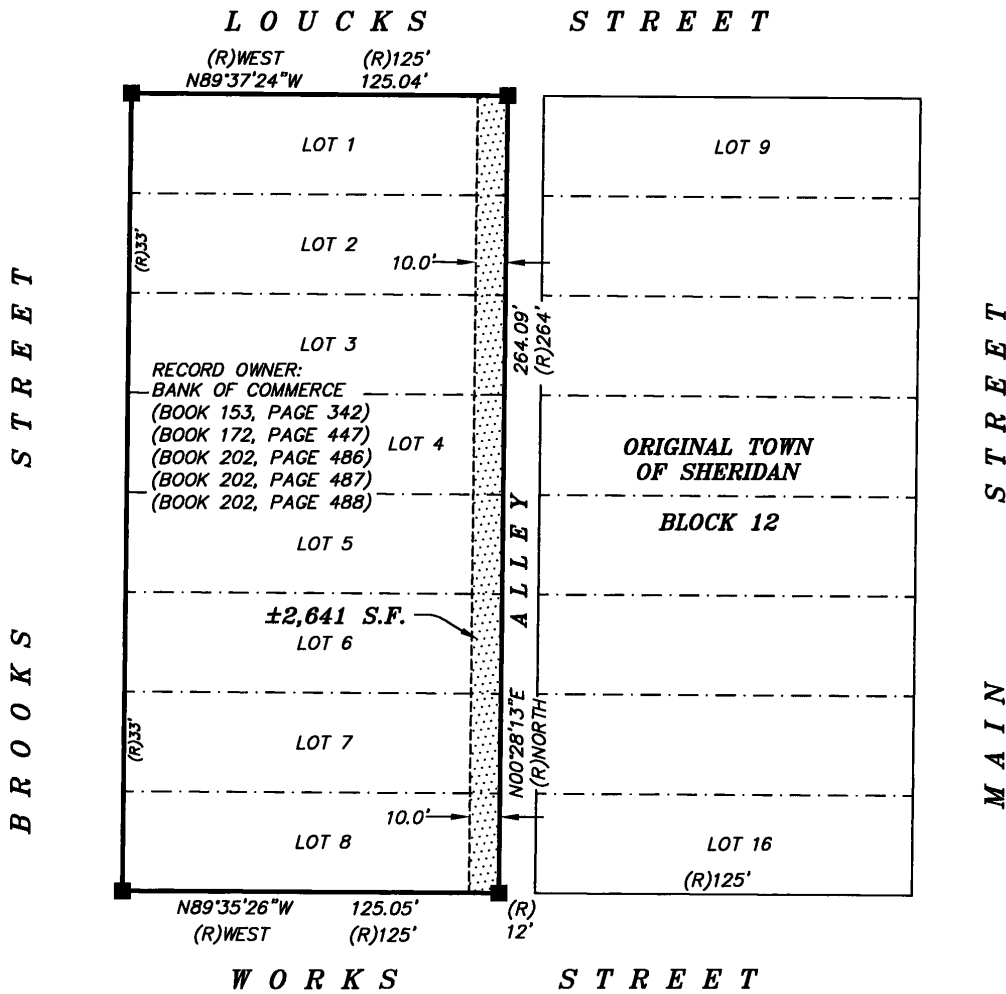
Said electric and gas line easement contains 2,641 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.



LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- (R) RECORD
- PROPERTY LINE
- BLOCK/ALLEY LINE
- - - LOT LINE
- - - EASEMENT LINE
- 10.0' ELECTRIC & GAS LINE EASEMENT
(±2,641 S.F.)



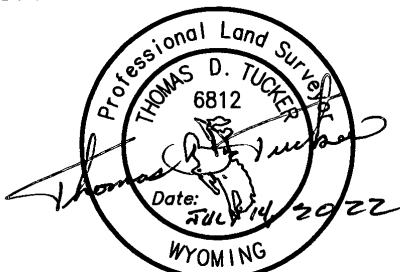
SCALE: 1"=50'

BEARINGS ARE BASED ON THE WYOMING COORDINATE
SYSTEM NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

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"

**10.0' ELECTRIC
& GAS LINE EASEMENT**

CLIENTS: MONTANA-DAKOTA UTILITIES CO.

LOCATION: SITUATED IN LOTS 1 THRU 8, BLOCK 12,
ORIGINAL TOWN OF SHERIDAN, NOW CITY OF
SHERIDAN, SHERIDAN COUNTY, WYOMING



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

JN: 2022-038
DN: 2022-038-SJ5-E1
TAB: ESMT-E1
PF: T2022-038
REVIEWED BY: JSP-CT
JULY 5, 2022

NO. 2022-781304 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801