

UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, JAMES N. LAUGHREY and NANCY L. LAUGHREY, Husband and Wife, holders of an unrecorded Contract for Deed from RALPH A. LEVI and BETTY L. LEVI, Husband and Wife, the Record Title Owners,
of Sheridan, Wyoming

hereinafter called Grantor (whether one or more), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants and warrants to Montana-Dakota Utilities Co., a corporation, of 400 North Fourth Street, Bismarck, North Dakota, 58501, Grantee, and to its successors and assigns, a perpetual right-of-way and easement for the construction, reconstruction, replacement, operation, maintenance, repair and removal of buried or semiburied electric distribution system, street lighting system or communication system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith, to be located upon, under and within the following real estate in Sheridan County, State of Wyoming, namely:

The North Five (5) feet of Lot 18, Block 1, Fairway Acres Addition to the City of Sheridan, Sheridan County, Wyoming.

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, replacing, maintaining, repairing, operating or removing said electric line.

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 lines or COMPANY'S rights hereunder.

The Grantor also hereby grants to Montana-Dakota Utilities Co., its successors and assigns, the right of ingress and egress for the purposes of the easement and right-of-way described herein.

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, the Grantor has signed this grant of easement this 19th day of March, 1985.

James N. Laughrey
Nancy L. Laughrey
Ralph A. Levi
Betty L. Levi

STATE OF WYOMING)
County of SHERIDAN)

On this 19th day of March, 1985, before me personally appeared

JAMES N. LAUGHREY and NANCY L. LAUGHREY, and RALPH A. LEVI and BETTY L. LEVI

known to me to be the same person S described in and who executed the above and foregoing instrument and acknowledged to

me that t he y executed the same, (known to me to be the

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

Charles R. Underhill

Notary Public, Sheridan County,

State of Wyoming

(SEAL)

My Commission Expires: MY COMMISSION EXPIRES: JULY 9, 1985