

THIS EASEMENT, made this 28th day of June, 19 89, 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: Gilbert J. Von Knipper and Betty E. Von Knipper, husband and wife

whose address is 266 Highway #335, Sheridan, WY 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement
50 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, ~~poles~~, 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 25 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 thereof 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:

The East 50 feet of that portion of land of the Northwest Quarter of the Northwest Quarter
(NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 4, Township 54 North, Range 84 West, in and adjacent to the County
Road as described in Warranty Deed dated 9/24/88 and recorded 9/27/88 in Book 322, Page
112, Document #17860 in Sheridan County Clerk and Recording Office. The East line of
said 50 feet wide strip of land begins at a point located on the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$
of Section 4 a distance of 191 feet, more or less, North of the Southeast corner of said
NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, thence runs North along the said East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance
of 302.1 feet, more or less.

The parties hereto expressly agree Company reserves for future use all, or a portion of,
this easement and periods of non-use by Company are not to be construed as an intent to
abandon its rights granted herein. COMPANY ACKNOWLEDGES OWNER'S DRIVEWAY BRIDGE
IS WORK & AGREES TO REPAIR DAMAGES INCURRED BY COMPANY'S EQUIPMENT.

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

STATE OF WYOMING)

: ss.

County Of Sheridan)

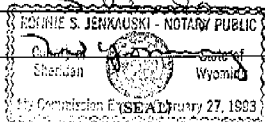
On this 28th day of June, 19 89, before me personally appeared
Gilbert J. Von Knipper and Betty E. Von Knipper, husband & wife

known to me to be the same person S described in and who executed the above and foregoing instrument and acknowledged
(THIS SPACE FOR RECORDING DATA ONLY)

to me that E. 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.)

Notary Public, _____ County, _____

State of _____



My Commission Expires: _____

1071-231-14685-231
W.O. _____ TRACT NOSBH-S9b L.R.R. No. 33270