

MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND EASEMENT

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THIS EASEMENT, made this 24th day of April, A.D. 19 95, 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:

J.C. Spear, Inc.

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 15 feet in width, being 7.5 feet left, and 7.5 feet right of the center line as laid out and/or surveyed, or as finally installed on the hereinafter described lands, together with the right to construct, 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 situated in Lot 6 of Section 6, Township 54 North, Range 84 West and in the SE 1/4SE 1/4 of Section 1, Township 54 North, Range 85 West of the Sixth Principal Meridian, all in Sheridan County, Wyoming; more particularly described as follows:

Being a strip of land 15 feet in width, lying 7.5 feet on each side of a centerline described as beginning at a point which bears S.30°50'24"W. a distance of 97.94 feet from the West 1/4 Corner of said Section 6, said point of beginning being an existing power pole; thence N.66°12'45"W. for a distance of 21.97 feet; thence N.62°33'36"W. for a distance of 119.05 feet; thence N.64°00'08"W. for a distance of 24.74 feet; thence N.89°25'37"W. for a distance of 82.13 feet to a point on the East line of the Del Rossi property, this also being the point of terminus which bears S.87°13'56"W. a distance of 180.13 feet from the West 1/4 Corner of said Section 6.

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.

J.R. Connell
(President) J.R. Connell

Irene S. Connell - secretary
(Attest) Irene S. Connell

STATE OF Wyoming)
County of Sheridan) ss.

On this 24th day of April, 19 95, before me personally appeared J.R. Connell and Irene S. Connell

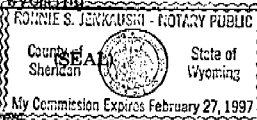
known to me to be the same person S. described in and who executed the above and foregoing instrument and acknowledged to me that They executed the same, (known to me to be the

(THIS SPACE FOR RECORDING DATA ONLY)

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

Connie S. Jenkins
Notary Public, Sheridan County,

State of Wyoming



My Commission Expires February 27, 1997

W.O. 32152 TRACT NO. L.R.R. No 1670

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