

MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT
RECORDED MARCH 21, 1994 BK 364 PG 565 NO 163325 RONALD L. DAILEY, COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS: That the undersigned,
Garbar Agri-Business, Inc., a Wyoming Corporation

Box 310, Big Horn, WY 82833

hereinafter called OWNER (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 Division of MDU RESOURCES GROUP, INC., a corporation, of 400 North Fourth Street, Bismarck, North Dakota 58501, COMPANY, 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 semi-buried 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 _____ County, State of Wyoming, namely:

DESCRIPTION ON BACK

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, agree 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 OWNER also hereby grants to COMPANY, 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 OWNER has signed this grant of easement this 10 day of May, 1993

BY: Victor Garbar, President of Garbar Agri-Business, Inc., a Wyoming Corp.

ATTEST:

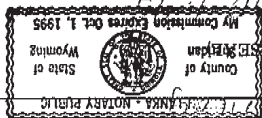
Title

STATE OF WYOMING
County of SHERIDAN

On this 10th day of December, before me personally appeared Victor Garbar, President of Garbar Agri-Business, Inc., a Wyoming Corporation, known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that he executed the same, (known to me to be the same person described in and who executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

(THIS SPACE FOR RECORDING DATA ONLY)

Notary Public, Sheridan
County, Montana



My Commission Expires: 1071-115-16114-883
RG-SZ 2025
L.R.R. No. 2025
TRACT NO. 1071-115-16114-883
W.O. 1071-115-16114-883

EFE WY015

LEGAL DESCRIPTION

A strip of land thirty (30) foot wide lying fifteen (15) feet each side of a centerline situated in the S1/2NE1/4 of Section 23, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Section 23; thence S00°15'07"E, 1712.84 feet to the POINT OF BEGINNING of the herein described strip, said point being fifteen (15) feet north of the northerly right of way line of Wyoming State Highway No. 335; thence, fifteen (15) feet north of and parallel to said northerly right of way line, S41°28'11"W, 567.66 feet along said centerline to a point; thence, fifteen (15) feet north of and parallel to said northerly right of way line, through a non tangent curve to the right, having a radius of 1384.33 feet, a central angle of 48°43'52", an arc length of 1129.13 feet, a chord bearing of S64°50'26"W, and a chord length of 1098.09 feet to the POINT OF TERMINUS of said strip, said point lying on the east line of a tract of land described in Book 287 of Deeds, Page 508, and being N87°53'54"W, 1374.90 feet from the east quarter corner of said Section 23.

A strip of land thirty (30) foot wide lying fifteen (15) feet each side of a centerline situated in the SE1/4NW1/4 and the N1/2SW1/4 of Section 23, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 23; thence N43°33'21"E, 3841.39 feet to the POINT OF BEGINNING of the herein described strip, said point lying on the west line of a tract of land described in Book 287 of Deeds, Page 508, and being fifteen (15) feet north of the northerly right of way line of Wyoming State Highway No. 335; thence, fifteen (15) feet north of and parallel to said northerly right of way line, through a non tangent curve to the left, having a radius of 5777.58 feet, a central angle of 00°54'35", an arc length of 91.74 feet, a chord bearing of S85°52'18"W, and a chord length of 91.77 feet along said centerline to a point; thence, fifteen (15) feet north of and parallel to said northerly right-of-way line, S85°25'00"W, 1157.13 feet to point; thence, fifteen (15) feet northwesterly of and parallel to said northerly right-of-way line, S48°31'00"W, 261.14 feet along said centerline to a point; thence, fifteen (15) feet northeasterly of and parallel to said northerly right-of-way line N41°32'42"W, 216.94 feet along said centerline to a point; thence, fifteen (15) feet northwesterly of and parallel to said northerly right-of-way line S48°31'23"W, 504.10 feet along said centerline to the POINT OF TERMINUS of said strip, said point being N16°18'35"E, 2438.43 feet from said southwest corner of Section 23.

A strip of land forty (40) foot wide lying twenty (20) feet each side of a centerline situated in the NW1/4SW1/4 of Section 23, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 23; thence N16°12'38"E, 2441.10 feet to the POINT OF BEGINNING of the herein described strip, said point lying twenty (20) feet northwesterly of the northerly right of way line of Wyoming State Highway No. 335; thence twenty (20) feet northwesterly of and parallel to said northerly right of way line, S48°31'23"W, 90.00 feet along said centerline to the POINT OF TERMINUS of said strip being N15°02'43"E, 2365.53 feet from said southwest corner of Section 23.

A strip of land thirty (30) foot wide lying fifteen (15) feet each side of a centerline situated in the E1/2SE1/4 of Section 22, and the NW1/4SW1/4 of Section 23, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 23; thence N15°38'57"E, 2367.14 feet to the POINT OF BEGINNING of the herein described strip, said point being fifteen (15) feet southwesterly of and parallel to said northerly right-of-way line, S41°28'53"E, 186.95 feet along said centerline to a point; thence, fifteen (15) feet northwesterly of and parallel to said northerly right of way line S48°43'02"W, 2220.82 feet along said centerline to a point; thence, leaving said northerly right of way line, S73°00'27"W, 54.50 feet along said centerline to the POINT OF TERMINUS of said strip, said point lying on the east line of a tract of land described in Book 282 of Deeds, Page 361, and being N55°42'34"W, 1148.27 feet from said southwest corner of Section 23.



Received
JUN 15 1995
MCU Sheridan, WY.