

MONTANA-DAKOTA UTILITIES CO.  
UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, \_\_\_\_\_

Garber Agri-Business, Inc., a Wyoming Corporation  
of PO Box 518, Big Horn, Wyoming 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 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:

A easement strip located in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-three (23) and in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section Fourteen (14), and in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Fifteen (15), T-54N., R-85W., of the 6th P.M., Sheridan County, Wyoming. Said easement strip being Twenty (20) feet wide, with Ten (10) feet on either side of the line as installed in the center line description on the reverse side of this document:

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 29th day of June, 1995.

Garber Agri-Business, Inc.

By: Victor Garber Title: Pres.

Attest: David V. Garber Title: 2nd VP

STATE OF Wyoming )  
 ) ss.  
County Of Sheridan )

On this 29 day of June, 19 95, before me personally appeared Victor Garber and David V. Garber

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 President and 2nd Vice President 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 February 27 1997

W.O. J10008 TRACT NO. \_\_\_\_\_ L.R.R. No. 2181

EFE WY 015/

Beginning at Northwest corner of the Northwest Quarter of said Section Twenty-three, thence N 00°26'02" W, One Thousand Six Hundred Twenty-seven and Seventy-four Hundredths (1627.74) feet to the true point of beginning, thence N 65°40'00" W, Nine Hundred Sixty-seven and Ninety-six Hundredths (967.96) feet to the point of termination. Said easement strip is located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Fifteen (15)

And:

Beginning at the Northwest corner of the Northwest Quarter of said Section Twenty-three, thence S 36°49'39" E, One Thousand Four Hundred Three and Twenty-one Hundredths (1403.21) feet to the true point of beginning, thence N 57°52'17" E, Ninety-four (94) feet, thence N 57°01'08" E, Four Hundred Twenty (420) feet to a point of termination.

And:

Beginning at the Northwest corner of the Northwest Quarter of said Section Twenty-three (23), thence S 35°31'06" E, Three Thousand Two Hundred Sixty-seven and Twenty-one Hundredths (3267.21) feet to the true point of beginning, thence N 09°22'08" W, Forty-eight and Ninety-six Hundredths (48.90) feet, thence N 88°30'04" W, Seventy-one and Eighty-six Hundredths (71.86) feet, thence N 09°41'20" W, One Thousand Four Hundred eleven and Thirty-three (1411.33) feet, thence N 28°19'36" W, Forty-nine and Eighty-six Hundredths (49.20) feet, thence N 81°45'21" W, Eighty-nine and Six Hundredths (89.86) feet, thence S 73°16'34" W, One hundred nine and Six Hundredths (109.06) feet, thence S 60°58'54" W, One Hundred Seventy-one and Fifty-three Hundredths (171.53) feet, thence S 83°47'51" W, One Hundred Fourteen and Forty-five Hundredths (114.45) feet, thence N 30°29'42" W, One Hundred Fifty-six and Seventy Hundredths (156.70) feet, thence N 61°29'01" W, Ninety-four and Seventy-one Hundredths (94.71) feet, thence N 25°32'08" W, Thirty-nine and Ten Hundredths (39.10) feet, thence N 30°43'44" W, Two Hundred Twenty and Twenty-nine Hundredths (220.29) feet, thence N 14°56'37" W, One Thousand Three Hundred Thirteen and Seventy-six (1313.76) feet, thence N 11°57'52" W, Nine Hundred Seventy-seven and Eighty-two (977.82) feet to the point of termination.