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5181 Southwate Dr
5181 Southwate Dr
Billings MT 559101
Adn: Klariet

## MONTANA-DAKOTA UTILITIES CO. PIPELINE EASEMENT BY OWNER

THIS INDENTURE, made this 28 day of January, A.D., 2009, 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:

MARY KRAMER, 5455 VISTA SIERRA, CYPRESS, CA, 90630

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement <u>16.0</u> feet in width, being <u>8.0</u> feet left, and <u>8.0</u> 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, increase the capacity of, remove, and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, through, over, under and across the following described real estate, situated in the County of <u>Sheridan</u>, State of <u>WY</u>, namely:

A tract of land sixteen (16) feet in width, being 8 feet left and 8 feet right as finally installed within the SWSW Portion of Township 55 North, Rang 84 West, Section 4, the E ½ of Township 55 North, Range 84 West, Section 5, and North 1/2 of NE, Township 55 North, Range 84 West, Section 5.

Should additional pipelines be laid under this grant, at any time, an additional consideration equal to the consideration paid for this grant, calculated on a lineal rod basis, shall be paid for each additional 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 pipeline or lines or COMPANY'S rights hereunder.

OWNER, its successors and assigns, 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, increasing the capacity of, repairing or removing said gas pipeline or lines and for the purpose of doing all necessary work in connection therewith.

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, maintaining, repairing, increasing the capacity of, operating or removing said pipeline or lines. The damages, it 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 these presents as of the day and year first above written

MARY J. KRAMER

STATE OF <u>California</u> )	
County Of	ne to be the and
corporation executed the same.)	
(THIS SPACE FOR RECORDING DATA ONLY)	See attached acknowledgment
	(Print name)  Notary Public, Ovange County, State of CA  Residing at Cypress  (SEAL)
	My Commission Expires: <u>VUNE 10,2011</u> W.O. TRACT NO. LR.R. NSSS 41101.0413 K



OF 2

BOOK: 537 PAGE: 138 FEES: \$11.00 VL EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ALL PURPOSE ACKNOWLEDGMENT		
STATE OF CALIFORNIA	}	
COUNTY OF <u>Orange</u>	}	
On January 28,2010	, before me,	
On January 28,2010  Relly Trinidad	, a Notary Public	
personally appeared Mary J. Framer		
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.		
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.		
Signature Notary Public	RELLY TRINIDAD COMM. #1750244 NOTARY PUBLIC • CALIFORNIA CORNORE COUNTY COMM. Exp. JUNE 10, 2011	

(SEAL)