

MONTANA-DAKOTA UTILITIES CO.
ELECTRIC LINE EASEMENT

THIS EASEMENT, made this 21st day of August, 2014, 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:

S.K. Johnston, JR.

whose address is 100 West MLK Blvd., 600 Krystal Building, Chattanooga, TN 37402

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, a strip easement 16.0 feet in width as described and shown on (Exhibit "C" & "D"), and a meets and bounds easement as described and shown on (Exhibit "A" & "B"), 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, guys, 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 said easements 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 hereof 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 easements are appurtenant to the following described real estate, situated in the County of Sheridan, State of Wyoming, namely:

An electric line easement situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the easement being described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.

&

An electric line easement being a strip of land sixteen (16.0) feet wide when measured at right angles, situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the easement being described in EXHIBIT "C" and shown on EXHIBIT "D" attached hereto and by this reference made a part hereof.

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

Owner: S.K. Johnson, JR.

Julio Arellano; Memorandum of Sale (Bk.534, Pg.682)

Meghan Murphy Arellano; Memorandum of Sale (Bk.534, Pg.682)

STATE OF Wyoming

COUNTY OF Sheridan :ss

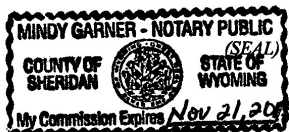
On this 21st day of August, 2014, before me personally appeared S.K. Johnston, JR. and Julio Arellano and Meghan Murphy Arellano known to me to be the same person S described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same, (known to me to be the Owner and Owners by Memorandum of Sale respectively, of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

(THIS SPACE FOR RECORDING DATA ONLY)

Mindy Garner
Notary Public, Sheridan County,

State of Wyoming

Residing at 1378 Taylor Ave., Sheridan, WY 82801



My Commission Expires: November 21, 2015

W.O. _____ TRACT NO. _____ L.R.R. NO. _____



LEGAL DESCRIPTION
EXHIBIT "A"

Record Owner: S.K. Johnston, JR.
August 06, 2014

Re: Electric Line Easement to Montana-Dakota Utilities Company, A Division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

An electric line easement situated in the S½SE¼ of Section 10, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said electric line easement being more particularly described as follows:

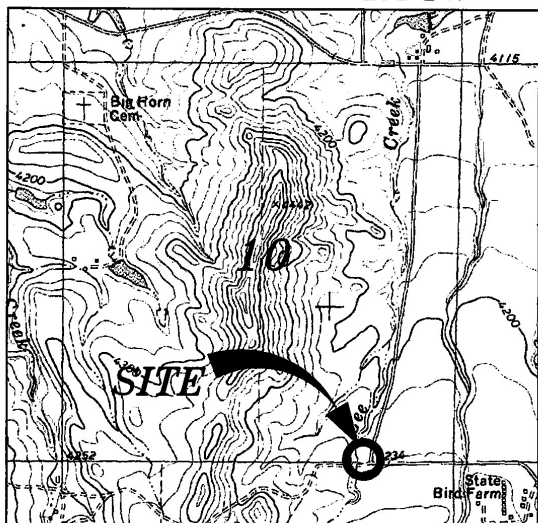
Commencing at the southeast corner of said Section 10 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S89°42'17"W, 1150.12 feet along the south line of said S½SE¼ to the **POINT OF BEGINNING** of said easement, said point lying on the south line of a tract of land as shown on the Record of Survey, Lee Creek, Large Acreage Exemption, filed in **Drawer "A" of Plats, Number "446"**, County Clerk's Office, Sheridan County Courthouse; thence, continue S89°42'17"W, 238.48 feet along said south line of said S½SE¼ to a point, said point being N89°42'17"E, 1243.09 feet from the south quarter corner of said Section 10 (Monumented with a 1½" Aluminum Cap per PLS 102); thence N86°56'43"E, 227.04 feet to a point; thence N39°57'37"E, 32.38 feet to a point; thence S50°02'23"E, 16.00 feet to a point; thence S39°57'37"W, 33.16 feet to the **POINT OF BEGINNING** of said easement.

Said electric line easement contains 1,830 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

T54N

R84W

EXHIBIT "B"

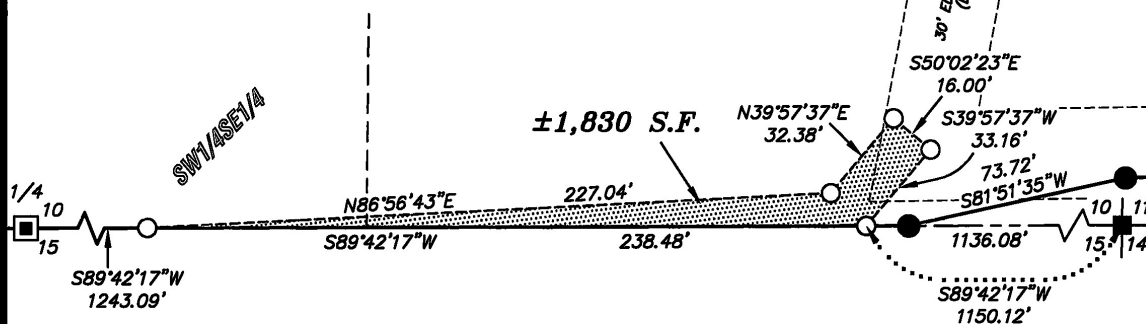


LOCATION MAP

SCALE: 1"=2000'

RECORD OWNER:
S.K. JOHNSTON, JR.
(BOOK 391, PAGE 640)

SE1/4SE1/4
RECORD OF SURVEY FILED
IN DRAWER "A" OF PLATS,
NUMBER "446"



SCALE: 1"=50'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000258652
DISTANCES ARE SURFACE

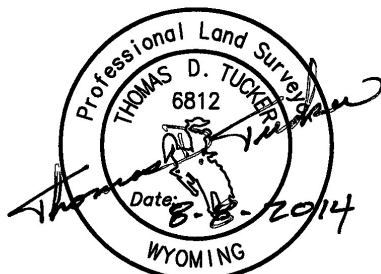
LEGEND

- FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - ELECTRIC EASEMENT LINE
- ▨ ELECTRIC EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B"

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY

LOCATION: S1/2SE1/4, SECTION 10, TOWNSHIP 54 NORTH,
RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2014-070
DN: 2014-070D
TAB: ESMT 1
PF: T2010073
AUGUST 6, 2014



LEGAL DESCRIPTION EXHIBIT "C"

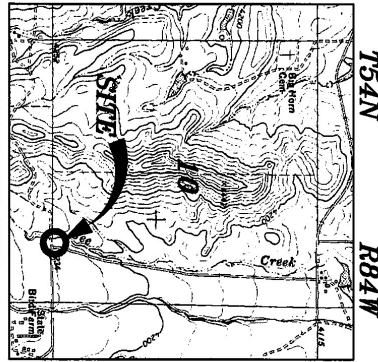
Record Owner: S.K. Johnston, JR.
August 07, 2014

Re: 16.0' Electric Line Easement to Montana-Dakota Utilities Company, A Division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

An electric line easement being a strip of land sixteen (16.0) feet wide when measured at right angles, situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "D"** attached hereto and by this reference made a part hereof; the north line of said strip being more particularly described as follows:

Commencing at the northeast corner of said Section 15 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S89°42'17"W, 1136.08 feet along the north line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement, said point lying on the south line of a tract of land as shown on the Record of Survey, Lee Creek, Large Acreage Exemption, filed in **Drawer "A" of Plats, Number "446"**, County Clerk's Office, Sheridan County Courthouse; thence S89°42'17"W, 751.79 feet along said north line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ and said north line of said strip to the **POINT OF TERMINUS** of said easement, said point being the southwest corner of said Record of Survey, Lee Creek, Large Acreage Exemption, and being N89°42'17"E, 743.83 feet from the north quarter corner of said Section 15 (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 102).

Said electric line easement contains 12,030 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



LOCATION MAP
SCALE: 1"=3000'



SCALE: 1"=100'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83 (1983), NAD 83 (U.S. SURVEY FEET)
DISTANCES ARE SURFACE

RECORD OWNER:
S.K. JOHNSTON, JR.
(BOOK 391, PAGE 640)

RECORD OF SURETY FILED IN DRAWER
"A" OF PLATS, NUMBER "46"

SE 1/4 SE 1/4

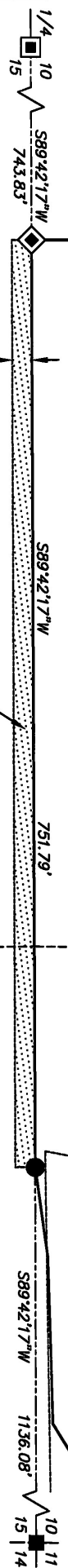
SW 1/4 SE 1/4

NW 1/4 NE 1/4

NE 1/4 NE 1/4

30' ELECTRIC LINE ESMT
(BOOK 370, PAGE 646)

COUNTY ROAD NO. 28
(AKA BIRD FARM ROAD)



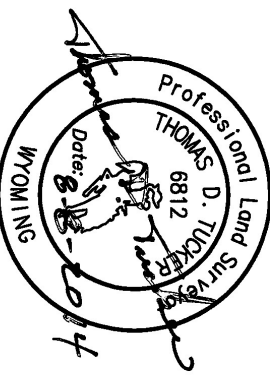
SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN : 88
I, THOMAS D. TUCKER, A DUTY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RECORD OWNER:
S.K. JOHNSTON, JR.
(BOOK 346, PAGE 177)
±12,030 S.F.

LEGEND

- FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- ELECTRIC EASEMENT LINE
- ELECTRIC EASEMENT



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "D"

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY
LOCATION: N1/2NE1/4, SECTION 15, TOWNSHIP 54 NORTH,
RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

RESTFELD
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2014-070
DN: 2014-070D
TAB: ESMT 2
PF: 12010073
AUGUST 6, 2014