



**MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND GAS & ELECTRIC LINE EASEMENT**

THIS EASEMENT, made this 29 day of September, A.D., 2021, between MONTANA-DAKOTA UTILITIES CO., A SUBSIDIARY 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:

Aaron C. Kaffrey & Megan M. Jaeger
2368 West Loucks Street
Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement AS DESCRIBED and as laid out and/or surveyed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace, a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semi buried 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 City of Sheridan, State of Wyoming namely:

Two underground gas & electric line easements situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33, Township 56 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 underground gas & electric easements encumber a portion of Warranty Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated November 22, 2019, in Book 584 of Deeds, Page 465. The underground easements are described in a Legal Description (EXHIBIT "A") and shown on a Drawing (EXHIBIT "B").

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 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.

Aaron C. Kaffrey
Aaron C. Kaffrey

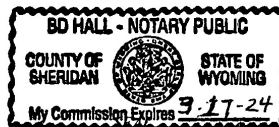
Megan M. Jaeger
Megan M. Jaeger

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this the 29 day of September 2021, before me personally appeared Aaron C. Kaffrey & Megan M. Jaeger, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.

(This space for recording data only)

Bill Hall
Notary Public



My Commission Expires _____

W.O. _____ Tract NO. _____ LLR NO. _____

LEGAL DESCRIPTION

EXHIBIT "A"

Record Owners: *Aaron C. Kaffrey & Megan M. Jaeger*
September 26, 2021

Re: Two Underground Gas & Electric Line Easements to Montana-Dakota Utilities Co. a Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.

Easement No. 1

An underground gas & electric line easement situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33, Township 56 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 easement being more particularly described as follows:

Commencing at the west quarter corner of said Section 33 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N01°41'55"W, 1295.88 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southerly right-of-way line of West Loucks Street (AKA State Highway No. 331); thence N72°38'38"E, 380.94 feet along said southerly right-of-way line of West Loucks Street (AKA State Highway No. 331) to a point, said point being the northwest corner of a tract of land described in Book 257 of Deeds, Page 356; thence S17°21'24"E, 35.00 feet along the west line of said tract described in Book 257 of Deeds, Page 356 to a point; thence S78°15'22"W, 194.29 feet to a point; thence S72°38'38"W, 192.00 feet to a point, said point lying on the east line of a tract of land described in Document Number 2020-760248; thence N01°56'27"W, 16.60 feet along said east line of said tract described in Document Number 2020-760248 to the **POINT OF BEGINNING** of said easement.

Said underground gas & electric line easement contains 7,967 square feet of land, more or less.

Easement No. 2

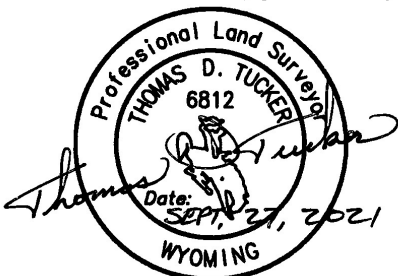
An underground gas & electric line easement situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

Commencing at the west quarter corner of said Section 33 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N14°40'33"E, 1471.89 feet to the **POINT OF BEGINNING** of said easement, said point being the northeast corner of a tract of land described in Book 257 of Deeds, Page 356, and lying on the southerly right-of-way line of West Loucks Street (AKA State Highway No. 331); thence N72°38'38"E, 49.06 feet along said southerly right-of-way line of West Loucks Street (AKA State Highway No. 331) to a point, said point being the northwest corner of a tract of land described in Document Number 2021-770677, and being the northeast corner of a tract of land described in Book 584 of Deeds, Page 465; thence S43°20'53"W, 56.25 feet along the south line of said tract described in Book 584 of Deeds, Page 465 to a point, said point lying on the east line of said tract described in Book 257 of Deeds, Page 356; thence N17°21'24"W, 27.52 feet along said east line of said tract described in Book 257 of Deeds, Page 356 to the **POINT OF BEGINNING** of said easement.

Said underground gas & electric line easement contains 675 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



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FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

