

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

THIS EASEMENT, made this 26th day of June, A.D., 2020, 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:

John E. Rice and Sons, Inc.
 168 Decker Road
 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 15.0 feet in width as laid out and/or surveyed, or as finally installed 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 County of Sheridan, State of Wyoming namely:

An underground electric and gas line easement being fifteen (15.0) feet wide situated in the SE1/4NW1/4 of Section 9, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming. Said underground electric and gas line easement encumbers a portion of Warranty Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated May 26, 1950 in Book 79 of Deeds, Page 435. The underground easement is 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.

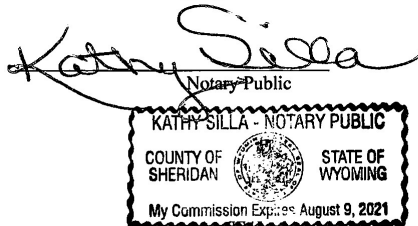
IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written


 James L. Jellis, Vice President

STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

On this the 26 day of June, 2020, before me personally appeared James L. Jellis, 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)



My Commission Expires Aug 9, 2021

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

LEGAL DESCRIPTION
EXHIBIT "A"

Record Owner: John E. Rice and Sons, Inc.

June 12, 2020

Re: 15.0' Underground Electric and Gas Line Easement

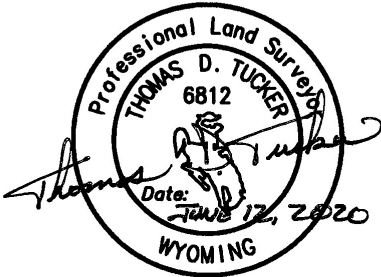
An underground electric and gas line easement fifteen (15) feet wide, being seven and one half (7.5) feet each side of the following described centerline situated in the SE¼NW¼ of Section 9, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 9 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S52°29'34"E, 3236.35 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southerly right-of-way line of Interstate 90; thence S48°57'31"W, 208.03 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the north line of a tract of land described in Book 550 of Deeds, Page 782, and being N77°08'31"E, 2445.59 feet from the west quarter corner of said Section 9 (Monumented with a 3¼" Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said easement to intersect said boundary lines.


Said underground electric and gas line easement contains 3,120 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

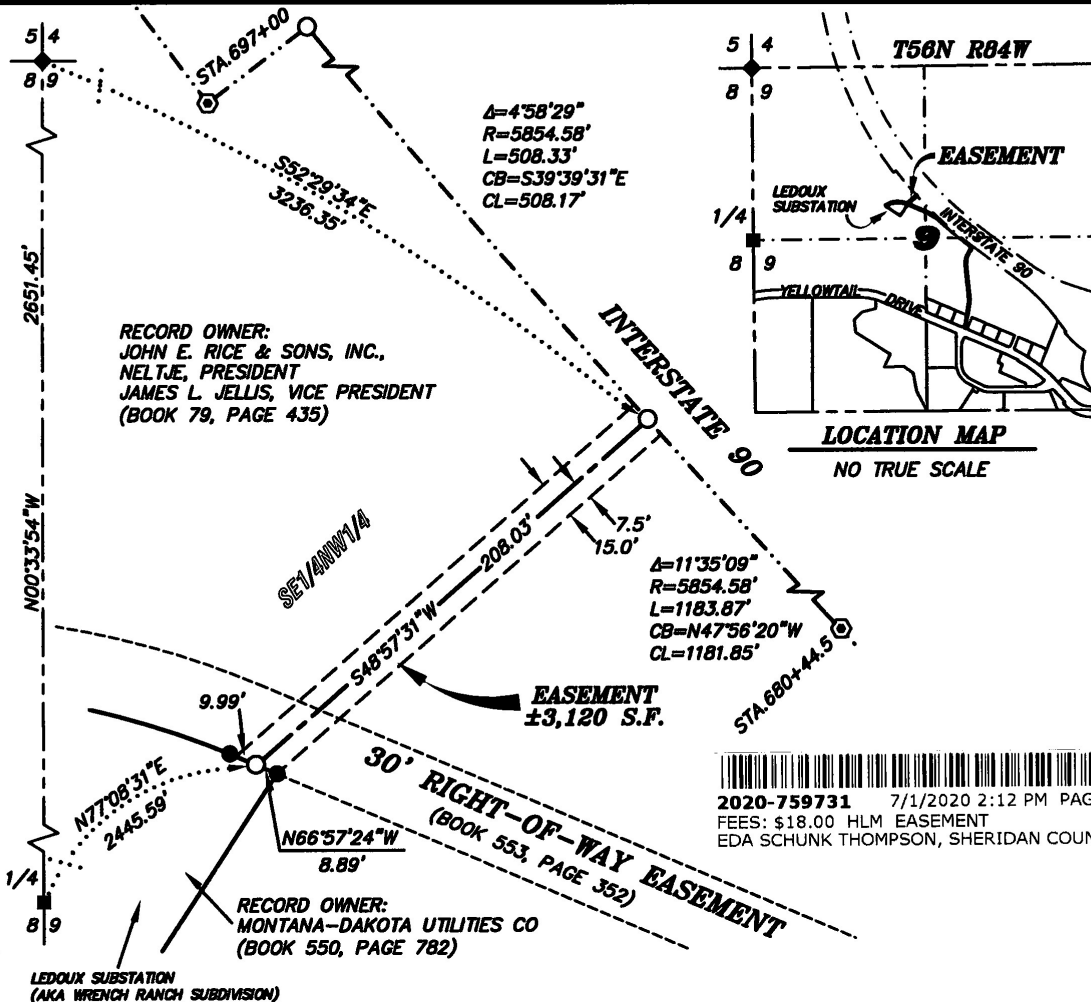
SURVEYOR'S STATEMENT

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.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.


2020-759731 7/1/2020 2:12 PM PAGE: 2 OF 3
FEES: \$18.00 HLM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



2020-759731 7/1/2020 2:12 PM PAGE: 3 OF 3
FEES: \$18.00 HLM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

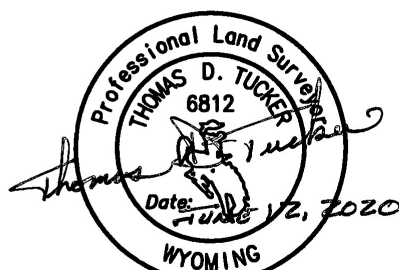


SCALE: 1"=60'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

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"

15.0' UNDERGROUND ELECTRIC & GAS LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY

LOCATION: SE 1/4 NW 1/4, SECTION 9, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING

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

JN: 2020-038
DN: 2020-038D
TAB: ESMT
PF: T2020-038
JUNE 12, 2020