



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

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_, 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:

**MARY JOAN KRAMER (AKA MARY J. KRAMER) & (AKA MARY M. KRAMER)**

Attn: Karen Hansen, CO-Trustee  
 4576 Everest Circle  
 Cypress, CA 90630

Attn: Mark A. Kramer, CO-Trustee  
 1827 Gramercy Avenue  
 Torrance, CA 90501

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easements 16.0 feet in width 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 County of Sheridan, State of Wyoming namely:

An underground electric and gas line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in Lot 2, E $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 5, Township 55 North, Range 84 West, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 32, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, Said underground gas and electric line easements encumber a portion of a Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated June 11, 1964, Book 146 of Deeds, Page 62. The underground gas and electric line 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 without first notifying said COMPANY. If a conflict with engineering works or other structures over or under would interfere with the underground lines both the OWNER and the COMPANY will share equally in the expense to relocate said line, or lines.

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 the 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.

**Mary Joan Kramer (AKA Mary J. Kramer) & (AKA Mary M. Kramer)**

By: Mark A. Kramer  
 CO-Trustee

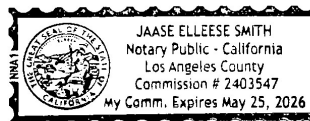
By: Karen Hansen  
 CO-Trustee

STATE OF California )  
 ) ss.  
 COUNTY OF Los Angeles )

On this the 25<sup>th</sup> day of July, 2024, before me personally appeared Karen Hansen and Mark A. Kramer, known to me, or satisfactorily proved to be the person 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)

[Signature]  
 Notary Public



SEAL

My Commission Expires May 25, 2026

W.O. \_\_\_\_\_ Tract NO. \_\_\_\_\_ LLR NO. \_\_\_\_\_

## LEGAL DESCRIPTION EXHIBIT "A"

December 12, 2023

**Record Owner: Mary Joan Kramer (AKA Mary J. Kramer) & (AKA Mary M. Kramer)**

**Re: 16.0' Underground Electric and Gas Line Easement** to Montana-Dakota Utilities Co. a Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.

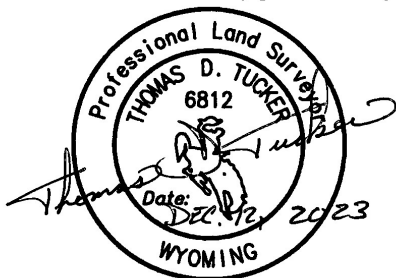
An underground electric and gas line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in Lot 2, E $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 5, Township 55 North, Range 84 West, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 32, 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 east quarter corner of said Section 5 (Monumented with a 3" Brass Cap per PLS 529); thence S03°22'35"E, 665.27 feet along the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 5 to the **POINT OF BEGINNING** of said easement; thence N26°07'00"W, 30.32 feet along said centerline to a point; thence N06°14'59"W, 1472.80 feet along said centerline to a point; thence N05°33'19"W, 1473.35 feet along said centerline to a point; thence, along said centerline through a curve to the left, having a central angle of 49°07'18", a radius of 100.00 feet, an arc length of 85.73 feet, a chord bearing of N30°06'58"W, and a chord length of 83.13 feet to a point; thence N54°40'37"W, 429.30 feet along said centerline to a point; thence N56°41'26"W, 206.87 feet along said centerline to a point, said point lying on the north line of said Section 5; thence, continue N56°41'26"W, 34.11 feet along said centerline to a point; thence S85°02'22"W, 261.00 feet along said centerline to a point, said point lying on said north line of Section 5; thence, continue S85°02'22"W, 164.32 feet along said centerline to a point, said point lying on the west line of Lot 1, Section 5; thence, continue S85°02'22"W, 43.73 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the east line of a tract of land described in Document Number 2019-754401, and being S88°34'27"W, 1315.78 feet from the northeast corner of said Section 5 (Monumented with a 3" Brass Cap per PLS 529). Lengthening or shortening the sidelines of said easement to intersect said boundary lines as shown on EXHIBIT "B".

Said underground electric and gas line easement contains 1.54 acres 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 surveyor.

