

**MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND EASEMENT**

THIS EASEMENT, made this 15th day of May, A.D., 2014, 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:

Jacqueline N. Deam

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 16 feet in width as laid out and/or surveyed, on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, a buried or semiburied electric distribution system, 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:

An underground electric utility easement, being a strip of land sixteen (16) feet in width when measured at right angles, situated in the NW1/4 of Section 22, Township 54 North, Range 83 West, of the 6th P.M. Meridian, Sheridan County, Wyoming; the centerline of said easement being more particularly described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and by this reference made part hereof.

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 COMPANYS' rights hereunder.

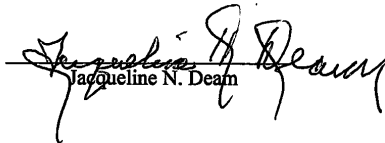
OWNER hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of laying, constructing, maintaining, operating, replacing, repairing or removing said underground lines and for the purpose of doing all necessary work in connection 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 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 this easement as of the day and year first above written


Jacqueline N. Deam

STATE OF Wyoming)

ss.

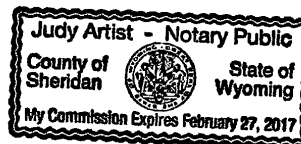
COUNTY OF Sheridan)

On this the 15th day of May, 2014, before me personally appeared Jacqueline N. Deam 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 she executed the same (known to me to be the owner and respectively, of the corporation that is described in and that executed the foregoing instrument, acknowledged to me that such corporation executed the same.)

(this space for recording data only)


Notary Public

SEAL



My Commission Expires 02/27/2017

W.O. 2350900 Tract NO. LLR NO.



LEGAL DESCRIPTION EXHIBIT "A"

**Record Owner: Jacqueline N. Deam
December 31, 2014**

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

EASEMENT NO. 1

An underground electric line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 54 North, Range 83 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 22 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S61°03'13"E, 1548.70 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, and the west line of Tract 1, as shown on the Record of Survey, Boundary Line Adjustment, filed in **Drawer "A" of Plats, Number "456"**, County Clerk's Office, Sheridan County Courthouse; thence N41°30'50"E, 42.09 feet along said centerline to a point; thence N48°03'21"E, 254.79 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the southerly right-of-way line of Pompey Creek Road, (AKA County Road No. 129), and being S70°47'49"E, 1665.29 feet from said northwest corner of Section 22. Lengthening or shortening the side lines of said easement to intersect said boundary lines as shown on EXHIBIT "B".

Said underground electric line easement contains 4,750 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EASEMENT NO. 2

An underground electric line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 54 North, Range 83 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:

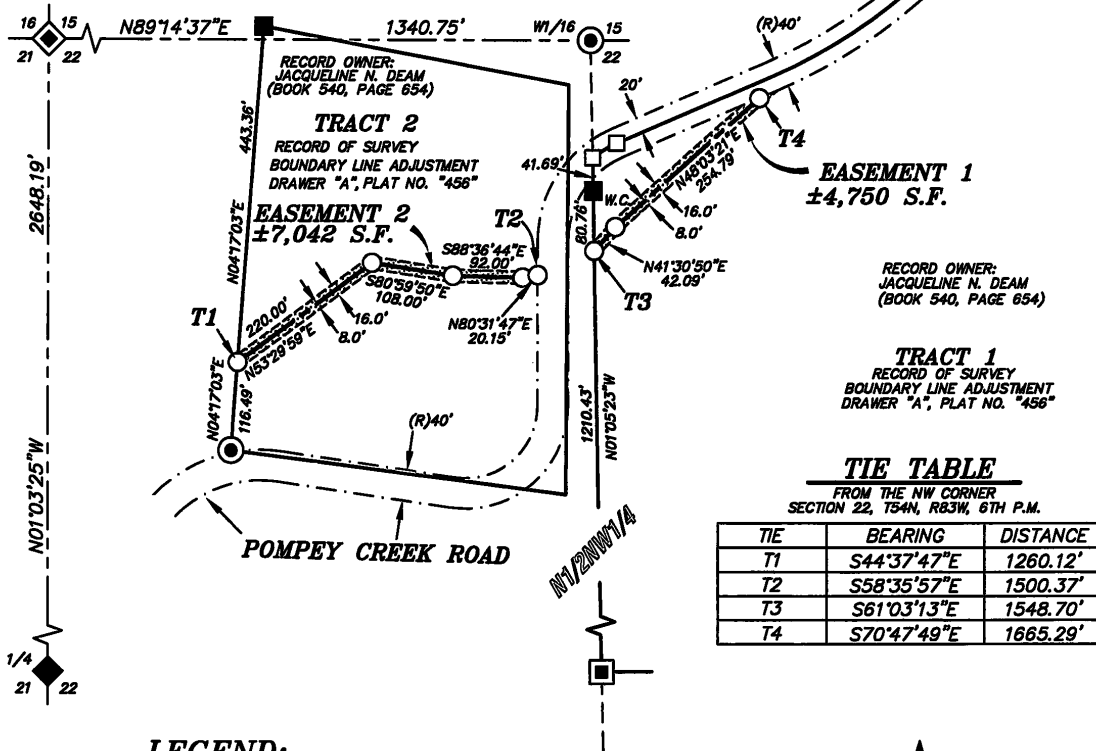
Commencing at the northwest corner of said Section 22 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S44°37'47"E, 1260.12 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of Tract 2, as shown on the Record of Survey, Boundary Line Adjustment, filed in **Drawer "A" of Plats, Number "456"**, County Clerk's Office, Sheridan County Courthouse; thence N53°29'59"E, 220.00 feet along said centerline to a point; thence S80°59'50"E, 108.00 feet along said centerline to a point; thence S88°36'44"E, 92.00 feet along said centerline to a point; thence N80°31'47"E, 20.15 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the westerly right-of-way line of Pompey Creek Road, (AKA County Road No. 129), and being S58°35'57"E, 1500.37 feet from said northwest corner of Section 22. Lengthening or shortening the side lines of said easement to intersect said boundary lines as shown on EXHIBIT "B".

Said underground electric line easement contains 7,042 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"

POMPEY CREEK ROAD
(AKA COUNTY ROAD NO. 129)

NO. 2015-716951 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD
SHERIDAN WY 82801



LEGEND:

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 1" PLASTIC CAP PER PE&LS 2614
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- PROPERTY/DEED LINE
- - - COUNTY ROAD RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - CENTERLINE EASEMENT
- - - EASEMENT LINE
- - - UNDERGROUND ELECTRIC LINE EASEMENTS



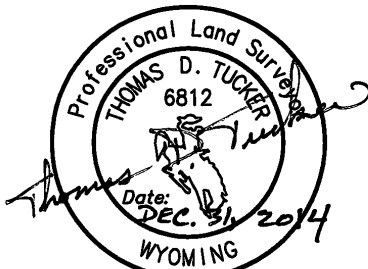
SCALE: 1"=200'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000260422
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" 16.0' UNDERGROUND ELECTRIC LINE EASEMENTS

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY
LOCATION: N1/2NW1/4, SECTION 22, TOWNSHIP 54 NORTH,
RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY,
WYOMING



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

JN: 2014-045
DN: 2014-045-E3
PF: T2012-039
DECEMBER 31, 2014