

THIS EASEMENT, made this 6th day of June, 19 88, 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: Duane H. Powers and Belinda L. Powers, husband and wife

whose address is 470 Beaver Creek Road, Sheridan, WY 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement
30 feet in width, being --- feet left, and --- feet right of the center line, 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 15 feet of the center line of said line 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 thereof 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 easement is appurtenant to the following described real estate, situated in the County of Sheridan,
State of Wyoming, namely:

A strip of land 30 feet wide, lying 15 feet on each side of the proposed west right of way line of
the Beaver Creek County Road situated in the SW¹/₄ of Section 27, Township 55 North, Range 85 West,
6th P.M., Sheridan County, Wyoming; said west right of way line being 40 feet from the proposed
centerline of the Beaver Creek County Road more particularly described as follows: Beginning at a
point (Station 298+67.11) on the north line of the Beasley Minor Subdivision, said point being
N75°19'36"E, 1351.43 feet from the south Quarter corner of said Section 27; thence S01°57'08"E,
91.74 feet to a point (Station 297+75.62), said point being N79°10'21"E, 1334.23 feet from the said
south Quarter corner of Section 27. Note: Stations in the above legal description represent
proposed centerline of Beaver Creek County Road.

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

Duane H. Powers
Belinda L. Powers

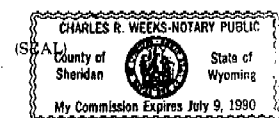
STATE OF WYOMING)
) ss.
County Of Sheridan)

On this 6th day of June, 19 88, before me personally appeared
Duane H. Powers and Belinda L. Powers, husband and wife

known to me to be the same person S described in and who executed the above and foregoing instrument and acknowledged
(THIS SPACE FOR RECORDING DATA ONLY)

to me that he Y executed the same, (known to me to be the
_____ and
respectively of the corporation that is described in and that executed the
foregoing instrument, and acknowledged to me that such corporation executed
the same.)

Charles R. Weeks
Notary Public, Sheridan County,
State of Wyoming



My Commission Expires: 1071-231-14792-231
W.O. TRACT NO. BCR-110F L.R.R. No. _____