

MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND EASEMENT

RECORDED AUGUST 26, 1985 BK 295 PG 437 NO. 938353 MARGARET LEWIS, COUNTY CLERK

THIS EASEMENT, made this 17 day of July, A.D. 1985, 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:

RANCHESTER STATE BANK, a Wyoming banking corporation
Ranchester, Wyoming

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, being 8 feet left, and 8 feet right of the center line as laid out and/or surveyed, or as finally installed on the hereinafter described lands, together with the right to construct, operate, maintain, repair, remove and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semiburied 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: A tract or strip of land lying in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-two (32), Township Fifty-seven (57) North, Range Eighty-six (86) West of the 6th P.M. Said strip of land being 16 feet wide, 8 feet on each side of the following described centerline: Beginning at a point which is N33°32'W. a distance of 1579.2 feet from the Southeast corner of said Section 32, thence N41°37'W. a distance of 180.0 feet to a point which is N34°21'W. a distance of 1757.6 feet from the Southeast corner of said Section 32.

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 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.

RANCHESTER STATE BANK, a Wyoming banking corporation

By: J. Keith Roach

Its ASST. V. P.

STATE OF WYOMING)

Attest: Jeff Brown

County of SHERIDAN) ss.

On this 17th day of July, 19 85, before me personally appeared
J. Keith Roach and Jeff Brown

known to me to be the same person as described in and who executed the above and foregoing instrument and acknowledged to

me that they executed the same, (known to me to be the
Cashier and Asst. Vice President
respectively, of the corporation that is described in and that
executed the foregoing instrument, and acknowledged to me
that such corporation executed the same).



Spencer D. Keller
Notary Public, Sheridan County,
State of Wyoming

(SEAL)

My Commission Expires: Jan 6, 1989
437 1071-231-14141-231
W.O. TRACT NO. 1 TR-51b L.R.R. NO. 27407