

UNDERGROUND EASEMENT

RECORDED AUGUST 26, 1985 BK 295 PG 434 NO. 938352 MARGARET LEWIS, COUNTY CLERK

THIS EASEMENT, made this 17th day of July, A.D. 19 85, 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:

J. LEONARD GRAHAM and GRETCHEN E. GRAHAM, his wife

Little Tongue Ranch, Dayton, Wyoming 82836

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: Tracts or strips of land lying in the West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$), Lot Four (4), South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) and the South Half ($S\frac{1}{2}$) of Section Five (5) The West Half ($W\frac{1}{2}$) of Section Eight (8), the East Half ($E\frac{1}{2}$) of Section Seven (7) and the Northeast Quarter ($NE\frac{1}{4}$) and East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$) of Section Eighteen (18); all lying and being in Township Fifty-six (56) North, Range Eighty-six (86) West of the Sixth Principal Meridian. Said tracts or strips of land being 16 feet wide, 8 feet on each side of the centerlines which are described on the attached Exhibit "A" consisting of 2 pages, incorporated herein and made a part hereof. Also Lots Two (2) and Three (3) of Section Five (5), Township Fifty-six (56) North, Range Eighty-six (86) West of the Sixth Principal Meridian.

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.

STATE OF WYOMING)
) ss.
County of SHERIDAN)

On this 17th day of July, 19 85, before me personally appeared J. Leonard Graham and Gretchen E. Graham, his wife

known to me to be the same person s described in and who executed the above and foregoing instrument and acknowledged to me that t 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).

Notary Public, Sheridan County,
State of Wyoming

(SEAL)

My Commission Expires: January 18, 1986

1071-231-14141-231

LTR-S 2,3,4,

W.O. TRACT NO. 5 L.R.R. NO. 5



A TRACT OR STRIP OF LAND LYING IN the S¹/₄ NW¹/₄, Lot 4 and the S¹/₂ of Sec. 5, the W¹/₂ of Sec. 8,
(Quarter Section, Lot, Tract, etc. and Section Number)

S¹/₂ of Sec. 7 and the NE¹/₄, E¹/₂ NW¹/₄ of Sec. 18

TOWNSHIP 56 North, RANGE 86 West, 6th Principal Meridian
(Meridian)

IN Sheridan COUNTY, Wyoming, SAID STRIP OF LAND BEING
(Name) (State)

16 FEET WIDE, 8 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE:

Beginning at a point on the North Line of said Section 5 which is N. 89° 58' W. a distance of 213.4 feet from the Southeast Corner of Section 32, thence S. 0° 14' W. a distance of 375.0 feet, thence N. 87° 32' W. a distance of 76.0 feet, thence S. 13° 06' W. a distance of 215.0 feet, thence S. 11° 47' E. a distance of 89.0 feet, thence S. 15° 25' E. a distance of 97.0 feet, thence S. 0° 01' W. a distance of 437.0 feet, thence S. 0° 48' W. a distance of 761.0 feet, thence S. 24° 46' E. a distance of 282.0 feet, thence S. 16° 30' E. a distance of 108.0 feet, thence S. 1° 12' W. a distance of 604.0 feet, thence S. 1° 06' E. a distance of 2,322.0 feet, thence S. 14° 49' W. a distance of 112.0 feet, thence S. 0° 09' E. a distance of 105.0 feet, thence S. 8° 07' W. a distance of 820.0 feet, thence S. 41° 21' W. a distance of 133.0 feet, thence S. 15° 21' W. a distance of 177.0 feet, thence S. 30° 03' W. a distance of 431.0 feet, thence N. 70° 43' W. a distance of 348.0 feet, thence N. 78° 41' W. a distance of 456.0 feet, thence S. 1° 22' E. a distance of 679.0 feet, thence S. 10° 32' W. a distance of 344.0 feet, thence S. 13° 38' W. a distance of 566.0 feet, thence S. 23° 53' W. a distance of 440.0 feet, thence S. 23° 33' W. a distance of 639.0 feet, thence S. 12° 09' W. a distance of 238.0 feet, thence S. 24° 29' W. a distance of 552.0 feet, thence S. 28° 58' W. a distance of 723.0 feet, thence S. 13° 28' W. a distance of 903.0 feet, thence S. 30° 11' W. a distance of 399.0 feet, thence S. 2° 25' E. a distance of 856.0 feet, thence S. 46° 34' W. a distance of 264.0 feet, thence S. 31° 40' W. a distance of 455.0 feet, thence S. 38° 42' W. a distance of 26.0 feet, thence N. 83° 36' W. a distance of 24.0 feet, thence N. 59° 43' W. a distance of 30.0 feet, thence N. 50° 22' W. a distance of 50.0 feet, thence N. 32° 31' W. a distance of 53.0 feet, thence N. 62° 31' W. a distance of 59.0 feet, thence S. 74° 52' W. a distance of 178.0 feet, thence S. 67° 35' W. a distance of 211.0 feet, thence N. 81° 35' W. a distance of 80.0 feet to an existing power pole which is N. 42° 07' E. a distance of 3,715.6 feet from the Southwest Corner of said Section 18.

A TRACT OR STRIP OF LAND LYING IN Part of Lot 2 of Section 5
Lot 3, Lot 4 and the W¹/₂ NE¹/₄ of Section 5
(Quarter Section, Lot, Tract, etc. and Section Number)

TOWNSHIP 56 North, RANGE 86 West, 6th Principal Meridian
(Meridian)

IN Sheridan COUNTY, Wyoming, SAID STRIP OF LAND BEING
(Name) (State)

16 FEET WIDE, 8 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE:

Beginning at a point which is S. 29° 56' W. a distance of 434.0 feet from the Southeast Corner of Section 32, thence S. 82° 07' E. a distance of 348.0 feet, thence S. 69° 14' E. a distance of 1,394.0 feet to a point which is S. 57° 20' E. a distance of 1,700.7 feet from the Southeast Corner of Section 32.

A TRACT OR STRIP OF LAND LYING IN the S¹/₂ of Section 5
(Quarter Section, Lot, Tract, etc. and Section Number)

TOWNSHIP 56 North, RANGE 86 West, 6th Principal Meridian
(Meridian)

IN Sheridan COUNTY, Wyoming, SAID STRIP OF LAND BEING
(Name) (State)

16 FEET WIDE, 8 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE:

Beginning at a point which is N. 35° 07' E. a distance of 2028.0 feet from the Southwest Corner of said Section 5, thence S. 81° 55' W. a distance of 70.0 feet, thence N. 84° 16' W. a distance of 561.0 feet, thence N. 52° 19' W. a distance of 189.0 feet, thence S. 62° 35' W. a distance of 82.0 feet to an existing power pole which is N. 10° 04' E. a distance of 1810.8 feet from the Southwest Corner of said Section 5.

A TRACT OR STRIP OF LAND LYING IN the SE¹ of Section 5
(Quarter Section, Lot, Tract, etc. and Section Number)

TOWNSHIP 56 North, RANGE 86 West, 6th Principal Meridian
(Meridian)
IN Sheridan COUNTY, Wyoming, SAID STRIP OF LAND BEING
(Name) (State)
16 FEET WIDE, 8 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE:

Beginning at a point which is N. 58° 12' E. a distance of 1,397.0 feet from the Southwest Corner of said Section 5, thence S. 83° 46' E. a distance of 104.0 feet to an existing power pole which is N. 60° 41' E. a distance of 1,480.3 feet from the Southwest Corner of said Section 5.

A TRACT OR STRIP OF LAND LYING IN the NW¹ of Section 8
(Quarter Section, Lot, Tract, etc. and Section Number)

TOWNSHIP 56 North, RANGE 86 West, 6th Principal Meridian
(Meridian)
IN Sheridan COUNTY, Wyoming, SAID STRIP OF LAND BEING
(Name) (State)
16 FEET WIDE, 8 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE:

Beginning at a point which is S. 25° 50' E. a distance of 1,708.0 feet from the Northwest Corner of said Section 8, thence S. 33° 29' E. a distance of 34.0 feet, thence S. 69° 57' E. a distance of 211.0 feet, thence S. 82° 14' E. a distance of 64.0 feet to an existing power pole which is S. 31° 53' E. a distance of 1939.4 feet from the Northwest Corner of said Section 8.

A TRACT OR STRIP OF LAND LYING IN the NE¹ of Section 7
(Quarter Section, Lot, Tract, etc. and Section Number)

TOWNSHIP 56 North, RANGE 86 West, 6th Principal Meridian
(Meridian)
IN Sheridan COUNTY, Wyoming, SAID STRIP OF LAND BEING
(Name) (State)
16 FEET WIDE, 8 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE:

Beginning at a point which is S. 1° 28' W. a distance of 1,336.0 feet from the Northeast Corner of said Section 7, thence N. 78° 41' W. a distance of 165.0 feet, thence S. 68° 51' W. a distance of 101.0 feet to an existing power pole which is S. 12° 13' W. a distance of 1,370.7 feet from the Northeast Corner of said Section 7.

A TRACT OR STRIP OF LAND LYING IN the SE¹ of Section 7
(Quarter Section, Lot, Tract, etc. and Section Number)

TOWNSHIP 56 North, RANGE 86 West, 6th Principal Meridian
(Meridian)
IN Sheridan COUNTY, Wyoming, SAID STRIP OF LAND BEING
(Name) (State)
16 FEET WIDE, 8 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE:

Beginning at a point which is N. 55° 18' W. a distance of 1,152.5 feet from the Southeast Corner of said Section 7, thence N. 47° 30' W. a distance of 172.0 feet, thence N. 67° 25' W. a distance of 118.0 feet to an existing power pole which is N. 55° 21' W. a distance of 1,438.3 feet from the Southeast Corner of said Section 7.