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MONTANA-DAKOTA UTILITIES CO.

UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT

RECORDED JANUARY 23, 1992 BK 347 PG 398 NO 100203 RONALD L. DAILEY, COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, SHERIDAN COMMERCIAL PARK, INC., A Wyoming Corporation

of 2986 U.S. Highway #87, Sheridan, WY 82801

hereinafter called OWNER (whether one or more), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants and warrants to MONTANA-DAKOTA UTILITIES CO., a Division of MDU RESOURCES GROUP, INC., a corporation, of 400 North Fourth Street, Bismarck, North Dakota 58501, COMPANY, and to its successors and assigns, a perpetual right-of-way and easement for the construction, reconstruction, replacement, operation, maintenance, repair and removal of buried or semiburied electric distribution system, street lighting system or communication system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith, to be located upon, under and within the following real estate in Sheridan County, State of Wyoming, namely:

A strip of land twenty (20) feet wide lying ten (10) feet either side of a centerline situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 55 North, Range 84 West, Sixth P.M., Sheridan County, Wyoming; said centerline described as follows: Commencing at the NE corner of said Section 2; thence S89°15'28"W, 989.13' to a point on the East Right-of-Way line of Interstate 90, said point being the point of beginning of the herein described centerline; thence N89°42'22"E, 522.86' along said centerline to a point; thence S0°00'16"W, 1224.90' along said centerline to a point on the North Right-of-Way line of State Highway 14-16, said point being S20°24'29"W, 1336.15' from said northeast corner of Section 2. A strip of land 20' wide lying 10' either side of a centerline situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, T55N, R84W, Sixth P.M., Sheridan County, Wyoming; said centerline described as follows: Commencing at the northeast corner of said Section 2; thence S89°42'22"W, 465.83' to a point on the north line of a tract of land described in Book 188 of Deeds, Page 459, said point being the point of the herein described centerline; thence S0°00'16"W, 25.00' along said centerline to a point, said point

COMPANY hereby agrees that it will pay any and all damages that may result to the crops, fences, buildings and improvements (over) on said premises caused by constructing, reconstructing, replacing, maintaining, repairing, operating or removing said electric line.

OWNER, its successors and assigns, agree 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 lines or COMPANY'S rights hereunder.

The OWNER also hereby grants to COMPANY, its successors and assigns, the right of ingress and egress for the purposes of the easement and right-of-way described herein.

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, the OWNER has signed this grant of easement this 17th day of Sept, 1991



SHERIDAN COMMERCIAL PARK

B. Bradford Waters
B. Bradford Waters, President

STATE OF Wyoming
County Of Sheridan

On this 17th day of September, 1991, before me personally appeared B. Bradford Waters

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

(THIS SPACE FOR RECORDING DATA ONLY)

to me that he executed the same, (known to me to be the President 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.)

Kim H. Givens
Notary Public, Sheridan County,
State of Wyoming

My Commission Expires: September 1, 1994
1071-111-15605
W.O. _____ TRACT NO. _____ L.R.R. No. 1161

being S86°38'06"W, 466.63 feet from said northeast corner of Section 2.