

MONTANA-DAKOTA UTILITIES CO.
PIPELINE EASEMENT BY OWNER

THIS EASEMENT, made this 25 day of AUGUST, A.D., 2004, 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:
JERRY ROSS BAKER and SUSAN J. BAKER, husband and wife as tenants by the entirety, whose address is 1001 Beaver Creek Road, Sheridan, WY 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 15 feet in width, being 0 feet left, and 0 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, increase the capacity of, remove and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, through, over, under and across the following described real estate, situated in the County of Sheridan, State of Wyoming, namely:
A strip of land 15" in width along the southerly boundary of the following described land:

A tract of land located in the SE1/4NE1/4 of Section 6, T54N,R84W, 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at an aluminum cap at the east 1/4 corner of said Section 6, said cap being located in the Big Horn-Beckton County Road; thence N1°10'55"W, 1,271.6 feet to a fence post; thence S88°54'W, 487.19 feet to a No. 5 steel rod; thence S1°10'55"E, 1,262.99 feet to a point in said county road; thence N89°51'E, 487.27 feet to the point of beginning.

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 pipeline or lines or COMPANY'S right hereunder.

OWNER, its successors and assigns, 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, increasing the capacity of, repairing or removing said gas pipeline or lines and for the purpose of doing all necessary work in connection therewith.

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, maintaining, repairing, increasing the capacity of, operating or removing said pipeline or 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 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 these presents as of the day and year first above written.

Jerry Ross Baker
Susan J. Baker
STATE OF Wyoming

COUNTY OF Sheridan :ss

On this 25 day of August, 2004, before me personally appeared Jerry Ross Baker and Susan J. Baker

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

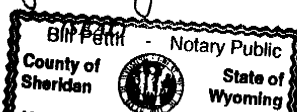
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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

to me that they 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



My Commission Expires June 5, 2007
W.O. 3251101 TRACT NO.