

**MONTANA-DAKOTA UTILITIES CO.  
ELECTRIC & GAS LINE EASEMENT**

THIS INDENTURE, made this 19 day of JANUARY, A.D., 2023, between MONTANA-DAKOTA UTILITIES CO., a Delaware 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:

**Historic Cady, LLC**  
Attn: Lars Christer Johansson, Manager  
1 East Alger Street  
Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 15 x 30 feet in width as laid out and/or surveyed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace, a gas pipeline or lines, including necessary pipes, poles, and fixtures; a buried, semi buried, or overhead electric distribution system; overhead transmission lines and structures, street lighting system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection, and to cut and trim trees and shrubbery located within said easements or where they may interfere with or threaten to endanger the operation or maintenance of said line, therewith through, over, under, and across the following described real estate, situated in the County of Sheridan, State of Wyoming namely:

**An electric and gas line easement being the east fifteen (15.00) feet of the north thirty (30.00) feet of Lot 14, Block 3, Corrected Plat of Grinnell Addition, to the City of Sheridan, Sheridan County, Wyoming. Said electric & gas line easement encumbers a portion of Corrective Quitclaim Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated August 10, 2020, Document Number 2020-760869. The easement is described in a Legal Description (EXHIBIT "A") and shown on a Drawing (EXHIBIT "B").**

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 above-described tract of land or that would interfere with said pipeline or lines or COMPANY'S rights hereunder. Company shall have the right, but not the obligation, to cut and clear trees and shrubbery from the above-described tract of land.

The OWNER, its successors and assigns, hereby grants to COMPANY, its successors and assigns, the right at all reasonable times of ingress and egress to the above describe premises across adjacent lands of the Owner, its successors, and assigns, at convenient points for the enjoyment of the aforesaid uses, rights, and privileges.

COMPANY 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 Wyoming, OWNER does hereby release and waive all rights under and by virtue of the homestead exemption laws of that state.

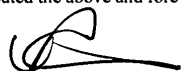
IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

  
**Historic Cady, LLC**  
**Lars Christer Johansson, Manager**

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

On this the 19 day of JANUARY, 2023, before me personally appeared Lars Christer Johansson, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.

(This space for recording data only)

  
Notary Public



SEAL

My Commission Expires 12/31/23

W.O. \_\_\_\_\_ Tract NO. \_\_\_\_\_ LLR NO. \_\_\_\_\_

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

December 5, 2022

**Record Owner:** *Historic Cady, LLC*

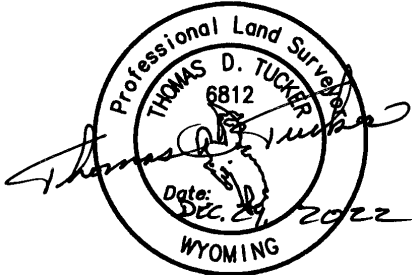
**Re: 15.00' x 30.00' Electric & Gas Line Easement** to Montana-Dakota Utilities Co. a Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.

An electric and gas line easement being the east fifteen (15.00) feet of the north thirty (30.00) feet of Lot 14, Block 3, Corrected Plat of Grinnell Addition, to the City of Sheridan, Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof.

Said electric and gas line easement contains 450 square feet of land, more or less.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

LOT 23

(R)20' ALLEY

S89°36'25"E

110.00'

(R)125.00'

15.00'

±450 S.F.

**BLOCK 3  
CORRECTED PLAT OF  
GRINNELL ADDITION**

LOT 22

LOT 20

LOT 18

LOT 16

LOT 14

LOT 12

RECORD OWNER:  
HISTORIC CADY, LLC  
(2020-759358)

149.98'

(R)150'

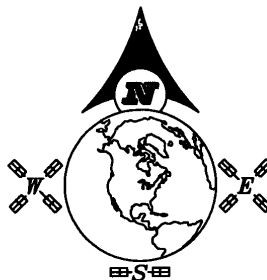
119.98'

S00°26'20"W

**LEGEND:**

- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY LINE
- BLOCK/ALLEY LINE
- - - LOT LINE
- - - EASEMENT LINE
- ▨ ELECTRIC & GAS LINE EASEMENT (±450 S.F.)

ALGER AVENUE



SCALE: 1"=20'

BEARINGS ARE BASED ON THE WYOMING COORDINATE  
SYSTEM NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)

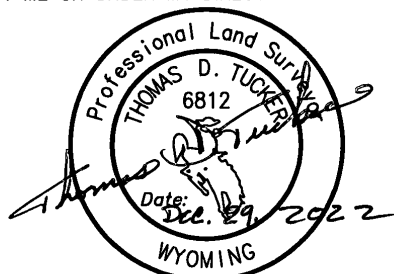
DAF: 1.000235

DISTANCES ARE SURFACE

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND  
SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE  
THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY  
MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

**EXHIBIT "B"**

**ELECTRIC  
& GAS LINE EASEMENT**

CLIENTS: HISTORIC CADY, LLC & MONTANA-DAKOTA UTILITIES  
CO.

LOCATION: LOT 14, BLOCK 3, CORRECTED PLAT OF  
GRINNELL ADDITION, CITY OF SHERIDAN,  
SHERIDAN COUNTY, WYOMING

**RESTFELDT**  
**SURVEYING**  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415

JN: 2022-085  
DN: 2022-085-ESMT  
TAB: ESMT  
PF: T2022-038  
REVIEWED BY: JSP-CT  
DECEMBER 29, 2022