

MONTANA-DAKOTA UTILITIES CO.
ELECTRIC LINE EASEMENT

THIS EASEMENT, made this 17th day of August, 2022, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota, hereinafter called "COMPANY," its successors and assigns, and the following named persons, hereinafter, whether singular or plural, called "OWNER," namely:

Sweezy Properties #2, LTD

whose address is 625 Bird Farm Road.

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement as described by metes and bounds on the Accompanying Exhibit "A" and as shown on the Accompanying Exhibit "B" with the right to construct, reconstruct, increase the capacity of, operate, maintain, repair and remove one electric line, consisting of pole structures supporting one or more electric power circuits together with crossarms, cables, communications lines, wires, guys, supports, anchors, fixtures, and such other structures, installations and facilities used in the construction, reconstruction, operation, increasing the capacity of, maintenance, repair, removal of said electric line, and to cut and trim trees and shrubbery located within _____ feet of the center line of said line or where they may interfere with or threaten to endanger the operations or maintenance of said line, and to license, permit or otherwise agree to the joint use or occupancy of the line by any other persons, associations or corporations. Said line may be constructed either overhead, as described above, or underground, or the said line, if constructed overhead, may be converted from overhead to an underground line at some future time.

OWNER, hereby grants to company, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, repairing or removing said electric line and for the purpose of doing all necessary work in connection therewith.

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 electric line or COMPANY'S rights hereunder.

Said electric line and every part hereof shall be confined to the area granted under this easement, except that the COMPANY shall have the right of placing and maintaining guys and anchors at greater distance from said center line where necessary to support said electric line.

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, increasing the capacity of, maintaining, repairing, converting to underground, operating or removing said electric line. 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, 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.

This easement is appurtenant to the following described real estate, situated in the County of Sheridan, State of Wyoming namely:

The SW1/4SE1/4 of Section 18, Township 54 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

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

Sweezy Properties #2, LTD.

Jay Kent Sweezy, Mr.

STATE OF Maine)
COUNTY OF Hancock ss

On this 17 day of August, 2022, before me personally appeared Jay Kent Sweezy

known to me to be the same person _____ described in and who executed the above and foregoing instrument and acknowledged to me that _____ he _____ executed the same. (known to me to be the 100,000.00 and McNamee respectively, of

(THIS SPACE FOR RECORDING DATA ONLY)

the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Kimberly A. Kelley
Notary Public, Hancock County,

State of Maine

Residing at 138 High St Ellsworth, ME 04605

KIMBERLY A. KELLEY
(SAP)
Notary Public, State of Maine
My Commission Expires June 7, 2028.

My Commission Expires: _____

W.O. _____ L.R.R NO. _____

FILE NO. _____ TRACT NO. _____

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, Township 54 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18 which bears N 0°41'25" W a distance of 21.11 feet from the South $\frac{1}{4}$ Corner of said Section 18; thence along said West line on a bearing of N 0°41'25" W for a distance of 21.15 feet; thence leaving said West line on a bearing of S 71°42'48" E for a distance of 48.33 feet; thence N 24°49'22" E for a distance of 13.46 feet; thence S 65°10'38" E for a distance of 10.00 feet; thence S 24°49'22" W for a distance of 9.09 feet; thence N 87°24'32" E for a distance of 301.11 feet; thence N 87°01'14" E for a distance of 478.18 feet; thence N 11°08'12" W for a distance of 5.55 feet; thence N 78°51'48" E for a distance of 10.00 feet; thence S 11°08'12" E for a distance of 7.55 feet; thence S 81°10'29" E for a distance of 472.98 feet; thence N 1°16'12" W for a distance of 18.74 feet; thence N 88°43'48" E for a distance of 7.85 feet to a point on the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along said East line bearing S 0°28'17" E a distance of 52.02 feet to the East 1/16 Corner between Sections 18 and 19; thence along the South line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ bearing N88°14'52" W a distance of 12.15 feet; thence leaving said South line on a bearing of N 1°16'12" W a distance of 13.21 feet; thence N 81°10'29" W for a distance of 472.12 feet; thence S 87°01'14" W for a distance of 474.74 feet; thence S 3°33'52" W for a distance of 32.18 feet to a point on the South line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along said South line N 88°14'52" W a distance of 20.01 feet; thence leaving said South line on a bearing of N 3°33'52" E a distance of 30.60 feet; thence S 87°24'32" W for a distance of 302.67 feet; thence N 71°42'48" W for a distance of 47.18 feet to the point of beginning.

Said tract of land contains 27,698 Square Feet, more or less.

EXHIBIT "B"

SITE PLAN

to accompany

OVERHEAD ELECTRICAL LINE EASEMENT

showing

LOCATION OF OVERHEAD ELECTRICAL LINE AND APPURTENANCES

situated on

PROPERTY ADDRESSED AS 625 BIRD FARM ROAD

and being the

SW 1/4 SE 1/4

of

SECTION 18,

TOWNSHIP 54 NORTH, RANGE 83 WEST

of the

SIXTH PRINCIPAL MERIDIAN

SHERIDAN COUNTY, WYOMING

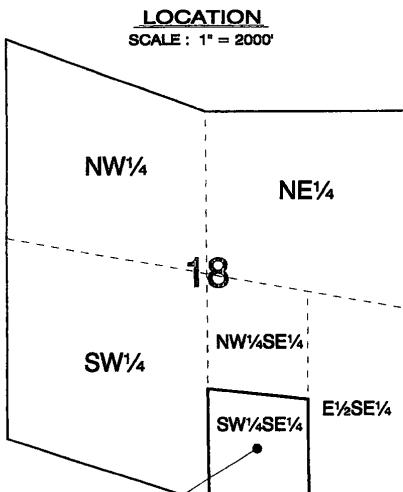
for

SWEEZEE PROPERTIES #2, LTD.

4263 ARMSTRONG PARKWAY

DALLAS, TEXAS 75205

N



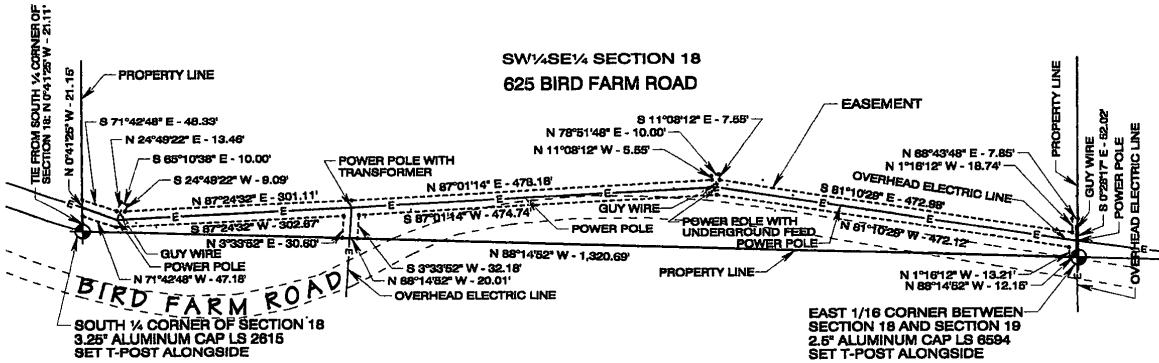
SCALE : 1" = 200'



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FEES: \$18.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

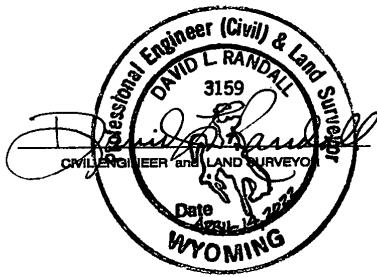


CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in February of 2022 and from records on file in the Sheridan County Clerk's office.

Registration No. 3159 PE & LS



NO. 2022-781042 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
RANDALL ENGINEERING SURVEYS 722 MONTE VISA
SHERIDAN WY 82801

DRAWN BY REX RANDALL - APRIL 14, 2022
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING