21194(8-84)
(Rev. 1/92)

WILLISTON BASIN INTERSTATE PIPELINE COMPANY 550

PIPELINE EASEMENT BY OWNER

RECORDED SEPTEMBER 27, 1995 BK 375 PG 550 NO 208945 RONALD L. DAILEY, COUNTY CLERK

THIS INDENTURE, made this 30th day of August, A.D., 19 95, between WILLISTON BASIN INTERSTATE PIPELINE COMPANY, a corporation, Suite 300, 200 North Third 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:
MARY JANE STARNER, A WIDOW,
1316 LAKE ELMO
BILLINGS, MONTANA 59105

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 50 feet in width, being 25 feet left, and 25 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 Tract or Strip of land lying in Lots Two (2), Three (3) and Four (4) of Hutton Subdivision in Section Twenty (20), Township Fifty-four (54) North, Range Eighty-three (83) West of the Sixth Principal Meridian, said strip of land being Fifty (50) feet wide, Twenty-five (25) feet on each side of the following described centerline:

Beginning at a point which is North 80°51' East, 2,219.1 feet from the West Quarter Corner of Section 20, thence North 32°39' West, 580.0 feet, thence North 19°42' West, 278.0 feet to a point which is North 58°17' East, 2,097.5 feet from the West Quarter Corner of Section 20.

Should additional pipelines be laid under this grant, at any time, an additional consideration equal to the consideration paid for this grant, calculated on a lineal rod basis, shall be paid for each additional line.

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 rights 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, maintaining, repairing, replacing, 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 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 these presents as of the day and year first above written.

Mary Jane Starner

STATE OF Montana)
: ss.
County Of Yellowstone)

On this 30th day of August 19 95, before me personally appeared Mary Jane Starner, a widow

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

(THIS SPACE FOR RECORDING DATA ONLY)

Notary Public, residing in Billings, Yellowstone County, State of Montana

(SEAL)

My Commission Expires: August 4, 1998

95300.1070.5910
W.O. _____ TRACT NO. BCS-S8c L.R.R. No. 34686