UNDERGROUND PIPELINE EASEMENT

Yellowstone County, Attn. Finance Dept. 217 N. 27th Street, Rm 404 Billings, MT 59101 Grantor*, in consideration of $1.00 and other good and valuable consideration, in hand paid, the receipt of which is acknowledged, does grant and convey to NORTHWESTERN CORPORATION D/B/A NORTHWESTERN ENERGY, a Delaware corporation, 11 East Park Street, Butte, MT 59701-1711, “Grantee”, and to its successors, assigns and apportionees, an easement up to FORTY FEET (40’) feet in width upon which to construct, operate, maintain, replace, upgrade, and remove an underground gas transmission pipeline and necessary appurtenances, including any that may extend beyond the easement width over, under, along and across that certain real property located in Yellowstone County, Montana, and particularly described as follows:

TOWNSHIP 1 SOUTH, RANGE 26 EAST, M.P.M.

Section 11: Section 11: COS 750, as depicted on Document No. 576023, recorded on 1/10/1957, as filed in the records of the Clerk and Recorder of Yellowstone County, MT

As described on Exhibit “A”, attached hereto and made a part hereof.

TOGETHER with reasonable right of access to and from the easement area over lands of the Grantor using existing roads and trails where practicable; the right to use and keep the easement area free and clear of any and all obstructions or structures, except fences; and the right to clear and remove all timber, brush, or vegetation over the easement area that may, in the Grantee’s sole opinion, endanger the pipeline, communications system, or necessary appurtenances.

GRANTOR covenants with the Grantee that the Grantor is lawfully seized and possessed of the real estate above-described, and that the Grantor has a good and lawful right to convey it, or any part thereof.

DATED this _______ day of _________________, 20___.

GRANTOR: Commissioners of Yellowstone County, Montana

By: ________________________________
   Signature   John Ostlund   Commissioner

By: ________________________________
   Signature   Robyn Driscoll   Commissioner

By: ________________________________
   Signature   Denis Pitman   Commissioner

STATE OF ________________) ss.
COUNTY OF ________________

This instrument was acknowledged before me on ________, 20__, by John Ostlund, Robyn Driscoll and Denis Pitman, the Commissioners of Yellowstone County, MT

(Notary Signature: ________________________________
Notary Print Name: ________________________________
Notary Public for the State of ________________________________
Residing at ________________________________
My Commission Expires ________________, 20 __
Project: Warren to Billings Project
Agent: R. Ishkanian/R. Egan
SAP No.: 6018142-0010
Qrm# ________________
“Exhibit A”

The following is made a part of that certain Underground Pipeline Easement dated ______________ by and between Yellowstone County, Montana, Attn. Finance Dept., “Grantor” and Northwestern Corporation D/B/A NorthWestern Energy, a Delaware corporation as “Grantee”

All distances, areas and measurements shown below are approximate and not to scale

TOWNSHIP 1 SOUTH, RANGE 26 EAST, M.P.M., Yellowstone County, MT

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