

EASEMENT FOR INGRESS/EGRESS/DRIVEWAY

THIS INDENTURE, Made this 8 day of March, 2010, between GRACE WOLDEN, a single person, grantor, whether one or more, whose post office address is 23 5th Ave. NE, Mayville, North Dakota 58257, and MICHAEL R. HANSON, a single person, grantee, whether one or more, whose post office address is 15658 Highway 200 NE, Mayville, North Dakota 58257.

WITNESSETH, for and in consideration of the sum of one dollar and other valuable consideration grantor, does hereby GRANT to the grantee an easement in and to all of the following real property lying and being in the County of Traill, State of North Dakota, and described as follows, to-wit:

A 40 foot wide ingress/egress easement over that part of the Northwest Quarter of Section 7, Township 146 North, Range 51 West of the 5th Principal Meridian, Traill County, North Dakota, the centerline of said easement is described as follows:

Commencing at the southwest corner of said Section 7; thence North 0 degrees 04 minutes 51 seconds West, assumed bearing, along the west line of said Section 7, a distance of 2639.27 feet to the southwest corner of said Northwest Quarter; thence continuing North 0 degrees 04 minutes 51 seconds West, along the west line of said Northwest Quarter, a distance of 459.00 feet to the beginning of said centerline to be described; thence South 72 degrees 43 minutes 53 seconds East 641.79 feet; thence easterly, a distance of 202.60 feet along a tangential curve, concave to the north, central angle 30 degrees 26 minutes 28 seconds, radius 381.49 feet, chord bearing South 87 degrees 55 minutes 21 seconds East and chord distance 200.27 feet and there terminating said centerline to be described. The side lines of said easement are prolonged or shortened to terminate on the west line of said Northwest Quarter and the westerly line of that tract of land described above.

This Easement will terminate upon the closing of the bridge situated on the easement premises. In that event, the Seller, her heirs and assigns agree to provide a new easement for ingress/egress to the Buyer, his heirs and assigns of a site located at or near the south boundary of said premises.

This easement is perpetual, and shall be used for ingress and egress purposes on the existing driveway to and from grantee's adjoining land, and is

for the benefit of and appurtenant to that land which is described as follows:

That part of the Northwest Quarter of Section 7, Township 146 North, Range 51 West of the 5th Principal Meridian, Traill County, North Dakota, described as follows:

Commencing at the southwest corner of said Section 7; thence North 0 degrees 04 minutes 51 seconds West, assumed bearing, along the west line of said Section 7, a distance of 2639.27 feet to the southwest corner of said Northwest Quarter; thence continuing North 0 degrees 04 minutes 51 seconds West, along the west line of said Northwest Quarter, a distance of 459.00 feet; thence South 72 degrees 43 minutes 53 seconds East 641.79 feet; thence easterly, a distance of 202.60 feet, along a tangential curve, concave to the north, central angle 30 degrees 26 minutes 28 seconds, radius 381.49 feet, chord bearing South 87 degrees 55 minutes 21 seconds East and chord distance 200.27 feet; thence South 76 degrees 27 minutes 12 seconds East 337.75 feet to the point of beginning; thence North 3 degrees 46 minutes 30 seconds West 432.89 feet; thence North 89 degrees 54 minutes 21 seconds West 470 feet, more or less, to the thread of the unnamed coulee flowing southeasterly through said Northwest Quarter; thence southeasterly, along said thread, to the intersection of a line bearing South 74 degrees 47 minutes 29 seconds West from the point of beginning; thence North 74 degrees 47 minutes 29 seconds East, a distance of 271 feet, more or less to the point of beginning. Said tract of land contains 4.0 acres, more or less.

And is for the benefit and use of the grantee above, his heirs, executors, administrators, and assigns.

Grantee for himself, his heirs and assigns, covenants with grantor, her heirs assigns, that grantee from time to time, and at all times hereafter, at his own cost and expense, will repair and maintain, in a proper, substantial, and workmanlike manner the above-described driveway.

The grantee named above shall use the rights granted above with due regard to the rights of others and their use thereof, and shall not use the driveway in any way that will impair the rights of others to use it, and shall not hinder or prevent the proper use and enjoyment, including cultivation of the property through which the easement is hereby granted nor obstruct passage thereon.

174026

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State of North Dakota }
County of Traill }
Recorded: 3/12/2010 At 8:12 AM

In witness whereof, I have hereto set my hand this 8 day of March, 2010.

Grace Wolden
GRACE WOLDEN

STATE OF NORTH DAKOTA)

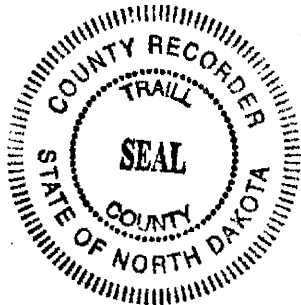
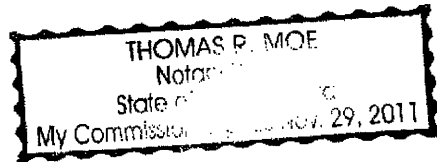
COUNTY OF TRAILL)

On this 8 day of March in the year two thousand ten before me, personally appeared GRACE WOLDEN, a single person, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same.

[Signature]

Notary Public

(SEAL)



OFFICE OF COUNTY RECORDER Fees: \$16.00
State of North Dakota)
County of Traill)

I hereby certify that the within instrument was filed in this office for record on 3/12/2010 at 8:12 AM, and was duly recorded as Document Number **174026**

Julie K. Foss Recorder
Deputy

THOMAS R MOE ATTORNEY AT LAW
39 1ST AVENUE NW MAYVILLE, ND 58257

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