

SHARED UTILITY EASEMENT AND MAINTENANCE AGREEMENT

State of North Dakota | County of Billings

This Agreement is made on _____, 20____, between the owners signing below of these properties in Section 11, Township 142 North, Range 99 West, Billings County, North Dakota:

Property A: SE¼SW¼ of Section 11, Township 142 North, Range 99 West.

Property B: SE¼, LESS 2 A PARCEL & 2.51 ARW, of Section 11, Township 142 North, Range 99 West.

1. Shared Utilities

The owners of both properties may use the existing rural water line, rural water meter, water tank, propane tank, and related connections located on or near the common property line.

2. Easement and Access

Each owner grants the other a nonexclusive easement within 20 feet of the existing rural water line and within a 20-foot radius of the existing water tank, rural water meter, and propane tank, as located on or near the common property line. Both owners may use and access this area to inspect, maintain, repair, or replace the shared utilities, with advance notice except in emergencies.

3. Costs and Maintenance

Both owners are equally responsible (50% each) for shared utility fees, water and propane charges, maintenance, repairs, and necessary replacement costs. An owner who pays a shared bill may request reimbursement with a copy of the bill; the other owner must pay within 30 days. Major nonemergency

work requires both owners' approval. An owner causing damage through negligence or intentional acts is responsible for that damage.

4. Continued Service

Neither owner may block access to the utilities or intentionally interfere with the other owner's service. Changes to the shared system require both owners' written approval and any required utility-provider approval.

5. Future Owners and Term

This easement benefits and burdens both properties, runs with the land, and binds future owners for 99 years from the date signed. It may be changed or ended earlier only by a written, recorded agreement signed by the then-current owners of both properties.

6. North Dakota Law and Recording

North Dakota law governs this Agreement.

PROPERTY A OWNER(S): _____ Date: _____

Printed name(s): _____

PROPERTY B OWNER(S): _____ Date: _____

Printed name(s): _____

PROPERTY A OWNER ACKNOWLEDGMENT

State of North Dakota, County of _____

Acknowledged before me on _____, 20____, by

_____.

Notary Public: _____ My commission expires: _____

(Notarial seal)

PROPERTY B OWNER ACKNOWLEDGMENT

State of North Dakota, County of _____

Acknowledged before me on _____, 20____, by

_____.

Notary Public: _____ My commission expires: _____

(Notarial seal)