

The Undersigned Grantor(s) for and in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST COMMUNICATIONS, INC., a Colorado corporation, (Grantee) whose address is 103 Durbin, Casper, Wyoming 82601, its successors, assigns, lessees, licensees and agents an easement to construct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over under and across the following described land which the Grantor owns and in which the Grantor has any interest, to wit:

A STRIP OF LAND 16 FEET WIDE BEING 8 FEET ON EACH SIDE OF A CENTERLINE ACROSS SECTIONS 15, 10 AND 4 OF T-56-N, R-84-W AND SECTIONS 34 AND 27 OF T-57-N, R-84-W OF THE 6TH P.M. BEING MORE PARTICULARLY SET FORTH ON THE EXHIBITS FOR RIGHT-OF-WAY ATTACHED HERETO AND MADE A PART HEREOF.

Situate in the County of SHERIDAN, State of Wyoming hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the property is located.

Signed and delivered this 3rd day of April

James J. Jellis
Carla J. Ash

JOHN E. RICE & SONS

STATE OF Wyoming)
COUNTY OF Sheridan) ss.

the foregoing instrument was acknowledged before me this 3rd day of April, 19 96.

By James J. Jellis Carla J. Ash
Grantor(s)

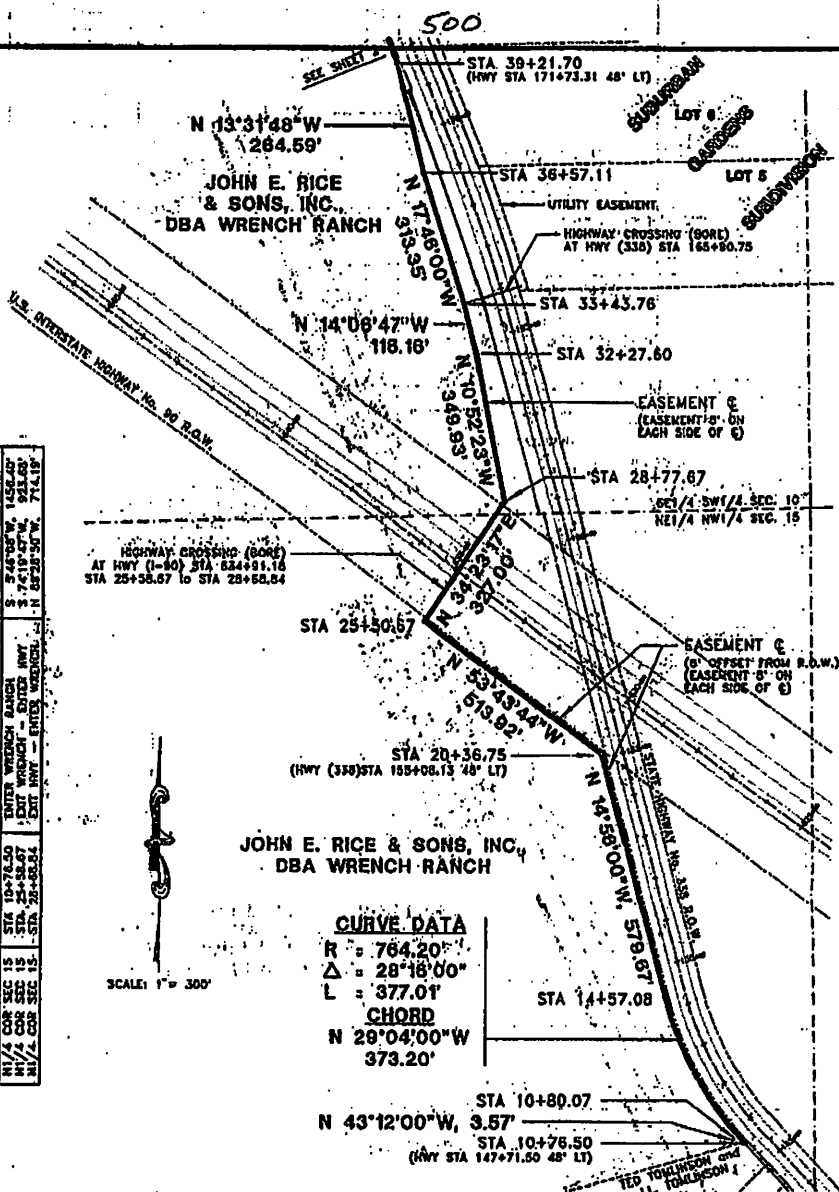
Witness my hand and official seal:



James W. Ray
Notary Public

Commission Expires:

12-27-99



I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



Dan Rederth
DANIEL G. REDERTH
WYOMING L.S. No. 6594

T- 56 -N
R- 84 -W

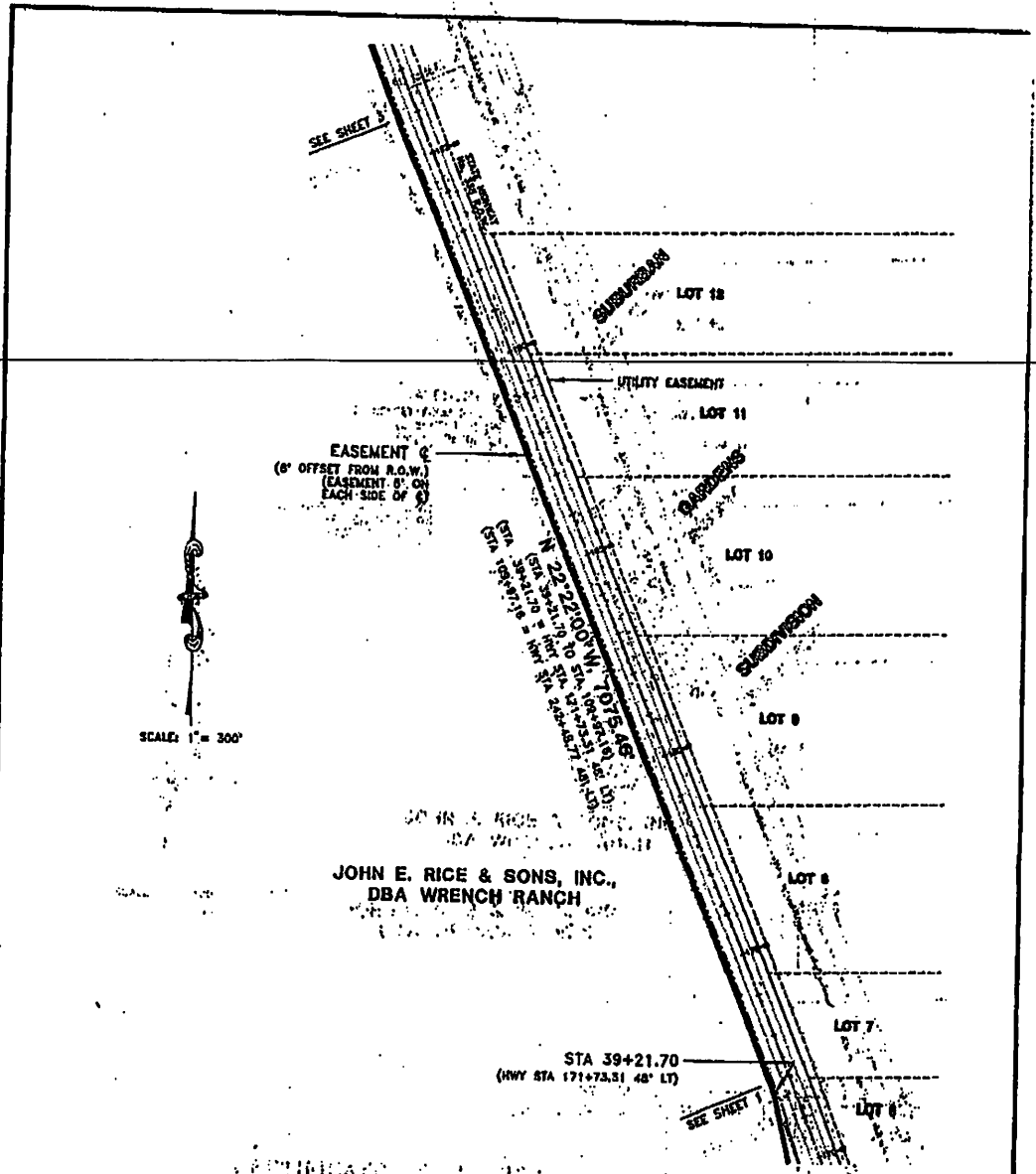
Scale 1" = 300'

Date JAN. 19, 1996
Job No. 327A246
RL No. _____

U S WEST Communications, Inc.
EXHIBIT FOR RIGHT OF WAY NO. 35154
GRANTOR JOHN E. RICE & SONS, INC.,
dba WRENCH RANCH

SHEET 1 OF 7

Drawn By Tom

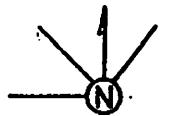


CERTIFICATE of SURVEYOR

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



Dan Rederth
 DANIEL G. REDERTH
 WYOMING L.S. No. 6594



Sec. 10

T-56-N

R-84-W

Scale 1" = 300'

Date JAN. 19, 1996
 Job No. 527A246
 RL No. _____

U S WEST Communications, Inc.
 EXHIBIT FOR RIGHT OF WAY NO. 35154
 GRANTOR JOHN E. RICE & SONS, INC.,
dba WRENCH RANCH

SEE SHEET 1

EASEMENT - C
(8' OFFSET FROM R.O.W.)
(EASEMENT 8' ON
EACH SIDE OF C)

U.S. WEST COMMUNICATIONS, INC.
A 22.26000' W. 1015.46'
S. 22.26000' E. 511.10000' S.
S. 22.26000' W. 1015.46'
S. 22.26000' E. 511.10000' S.
S. 22.26000' W. 1015.46'
S. 22.26000' E. 511.10000' S.

JOHN E. RICE & SONS, INC.,
DBA WRENCH RANCH

SCALE 1" = 300'

SEE SHEET 2

CERTIFICATE of SURVEYOR

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP
TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MADE BY



Dan Rederth

DANIEL G. REDERTH
WYOMING L.S. No. 6894

WYOMING L.S. No. 6894



Sec. 10, 4

T- 56 -N

R- 84 -W

Scale 1" = 300'

Date JAN. 19, 1996Job No. 527A246

RI No. _____

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154GRANTOR JOHN E. RICE & SONS, INC.dba WRENCH RANCH

SHEET 3 OF 7

Drawn By TOM