

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 PART-
ICULARY 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:

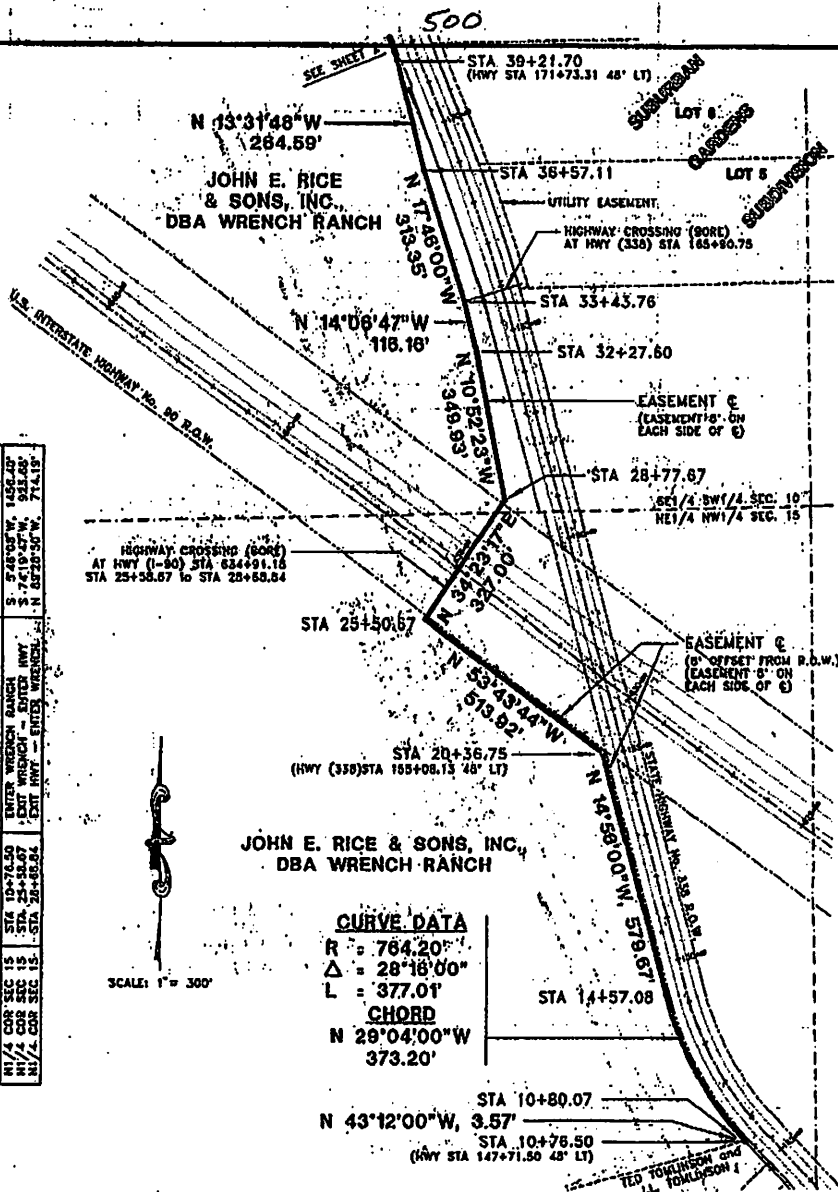


James W. Ray
Notary Public

My Commission Expires:

12-27-99

FROM	TO	DESCRIPTION	TIE
N 1/4 COR SEC 15	STA 10+76.50	ENTER WRENCH RANCH	748.05' W, 1456.40'
N 1/4 COR SEC 15	STA 10+76.50	ENTER HWY 338	571.19' W, 712.18'
N 1/4 COR SEC 15	STA 38+57.11	ENTER HWY 338	571.19' W, 712.18'
N 1/4 COR SEC 15	STA 38+57.11	ENTER HWY 338	571.19' W, 712.18'



CURVE DATA

R = 764.20'
Δ = 28°18'00"
L = 377.01'

CHORD

N 29°04'00"W
373.20'

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. 15, 10

T- 56 -N

R- 84 -W

Scale 1" = 300'

Date JAN. 19, 1996

Job No. 527A246

RL No. _____

U S WEST Communications, Inc.

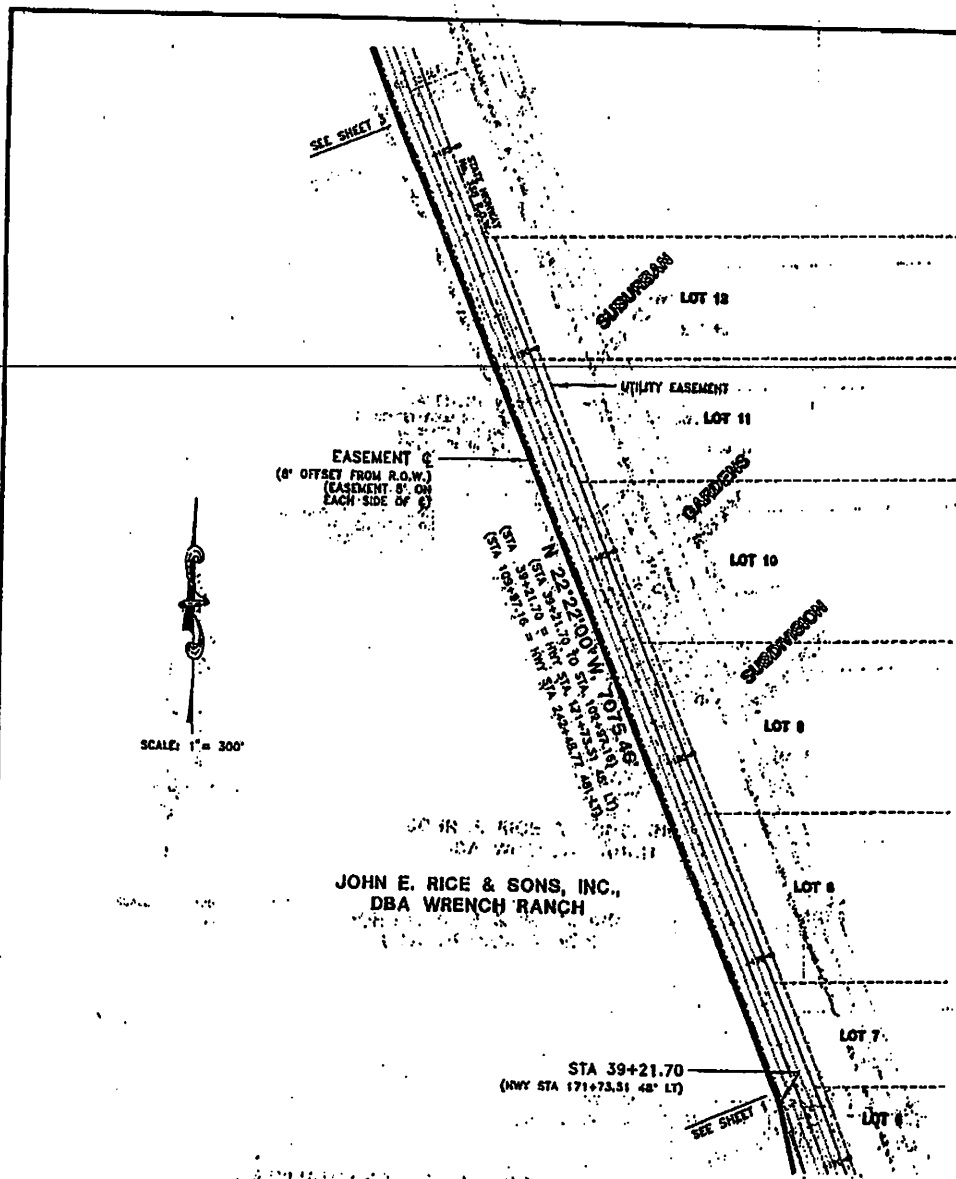
EXHIBIT FOR RIGHT OF WAY NO. 35154

GRANTOR JOHN E. RICE & SONS, INC.,

dba WRENCH RANCH

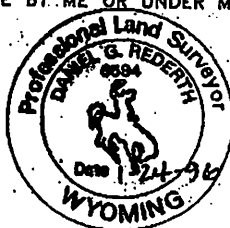
SHEET 1 of 7

Drawn By TEM

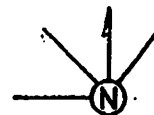


CERTIFICATE of SURVEYOR

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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

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

SEE SHEET 1
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8
SEE SHEET 9
SEE SHEET 10
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SEE SHEET 99
SEE SHEET 100

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

SCALE: 1" = 300'

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. 6594

WYOMING L.S. No. 6594

Sec. 10, 4

T- 56 -N

R- 84 -W

Scale 1" = 300'

Date Jan. 19, 1996

Job No. 527A246

RI No. _____

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154

GRANTOR JOHN E. RICE & SONS, INC.,

dba WRENCH RANCH

SHEET 3 OF 7

Drawn By TOM

400' EASEMENT FROM RIGHT OF WAY

CURVE DATA

R = 2912.78'
 $\Delta = 0^\circ 23' 06''$
 L = 19.55'
 CHORD
 N 22°10'28"W
 19.55'

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

SCALE: 1" = 300'

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

EASEMENT 2
 (8' OFFSET FROM R.O.W.)
 (EASEMENT 8' ON
 EACH SIDE OF 12)

P.O.E. - STA 110+16.71
 (HWY STA 242+68.00 48' LT)

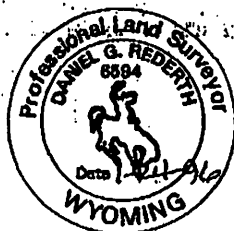
STA 109+87.16
 (HWY STA 242+48.77 48' LT)

N 22°22'00"W 1076.68'
 STA 109+87.16 TO STA 110+16.71
 (HWY STA 242+48.77 TO STA 242+68.00)
 (SEE SHEET 3)

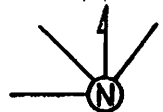
TIES				
FROM	TO	DESCRIPTION	TIE	
SEC COR: (T 37 N) 33124 (T 36 E) 4	STA 109+87.16	P.O.E.	S 49°12'00"E 4074.28'	

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. 4

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

NOTE: EXISTING R.O.W. FENCE AT 50' OFF CENTERLINE R.O.W. AT 100' OFF CENTERLINE (AS SHOWN) IN THIS AREA OF SURVEY.

P.O.E. - STA 6475.00
(HWY STA 278475.00 100' LT)

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

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

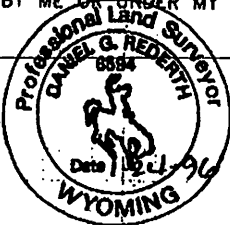
SCALE: 1" = 100'

SECTION 34, T 57 N, R 84 W
SECTION 4, T 58 N, R 84 W

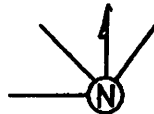
P.O.B. - STA 0+00.00
(HWY STA 275+00.00 100' LT)

FROM	TO	DESCRIPTION
SW COR SEC 14	STA 0+00.00	15.01' AT HWY STA 275+00.00
SW COR SEC 14	STA 0+75.00	15.01' AT HWY STA 275+75.00
SW COR SEC 14	STA 1+00.00	15.01' AT HWY STA 276+00.00

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. 8594



Sec. 34

T-57 -N

R-84 -W

Scale 1" = 100'

Date JAN. 19, 1996

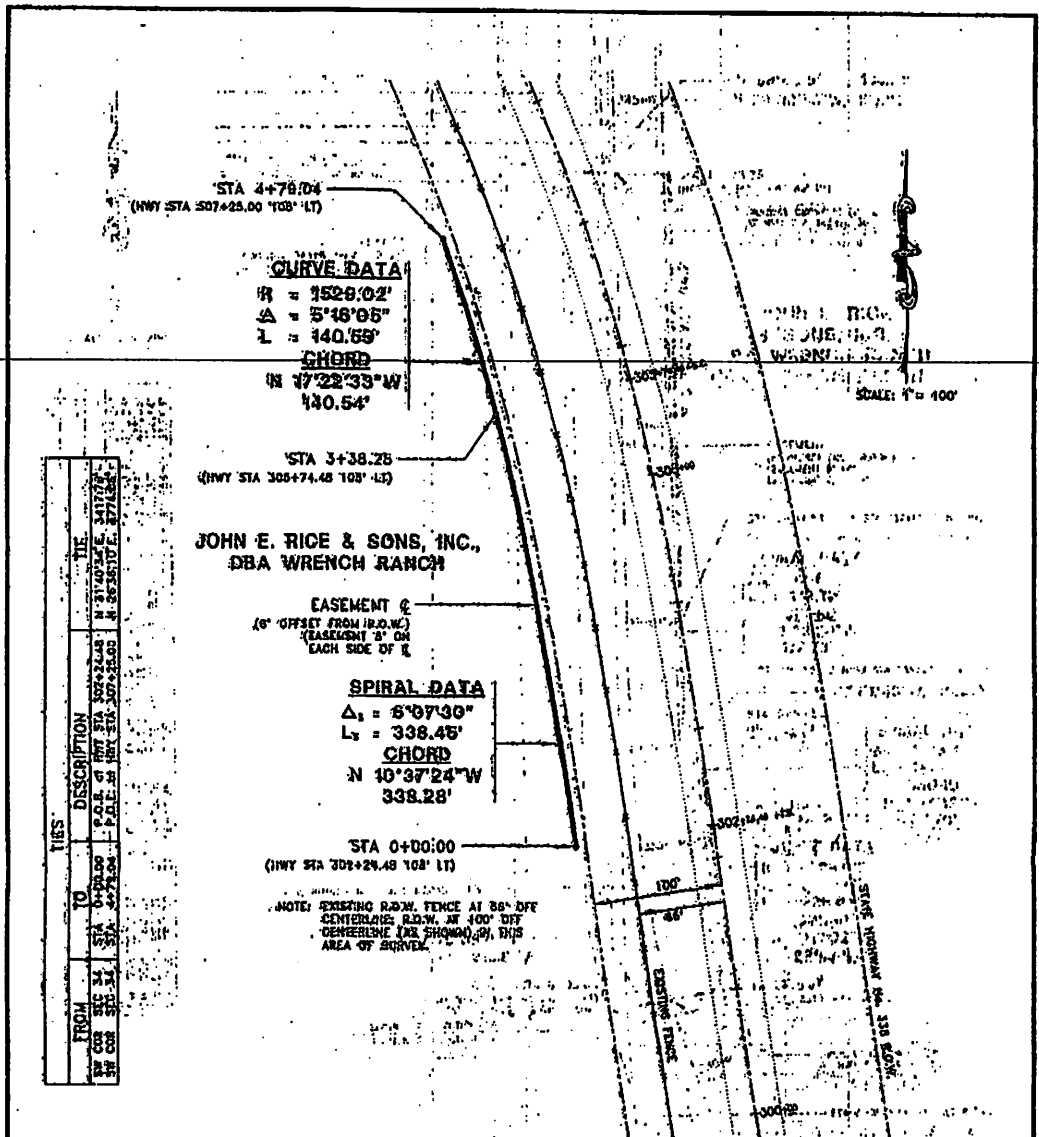
Job No. 527A246

RI. No. _____

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

SHEET 5 of 7

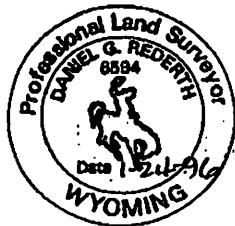
Drawn By Tom



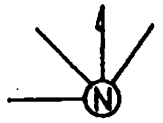
FROM	TO	DESCRIPTION
BY C&G	BY C&G	STA 0+00.00 TO STA 3+38.25
BY C&G	BY C&G	STA 3+38.25 TO STA 4+78.04
BY C&G	BY C&G	STA 4+78.04 TO STA 507+25.00

CERTIFICATE OF SURVEYOR

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



Sec. 34

T-57 -N
 R-84 -W

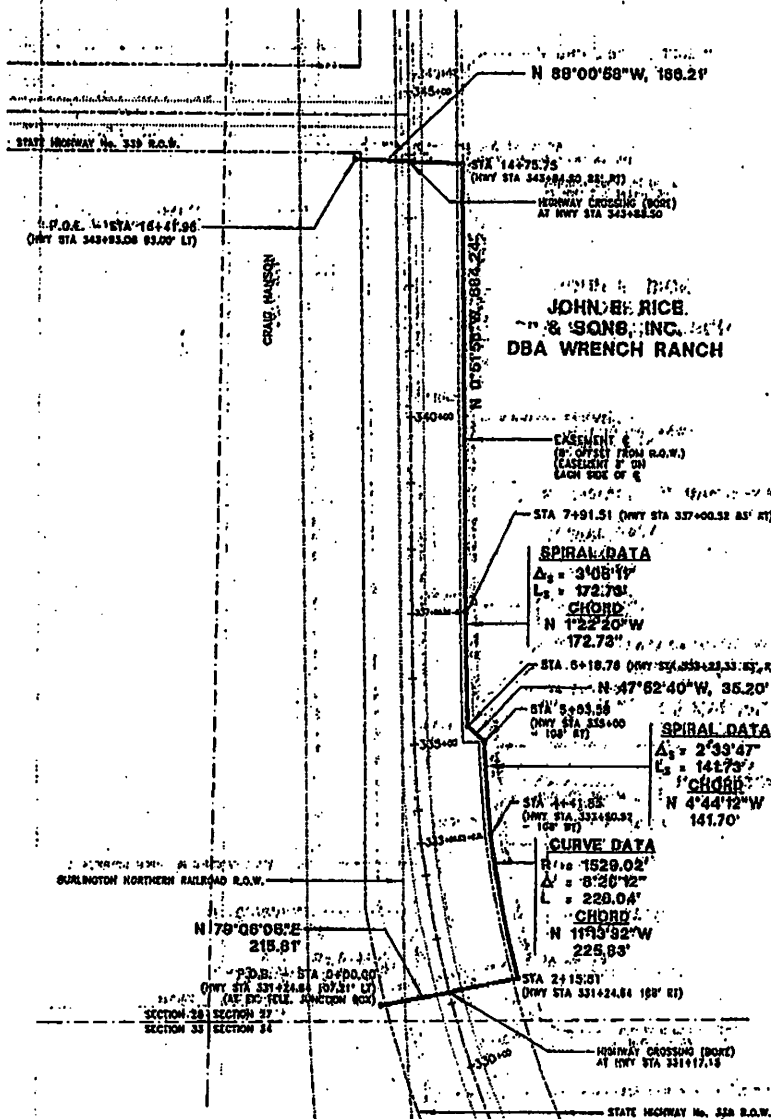
Scale 1" = 100'

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

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

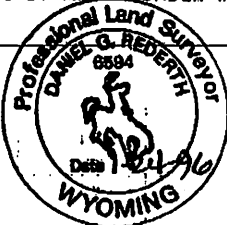
SCALE: 1" = 200'

FROM:		TO:	DESCRIPTION:	DATE:	THE
SW COR SEC 27	STA 0+00.00		P.O. DEPT. TRD. UNIT	8/25/00	884.00
SW COR SEC 27	STA 0+07.22		ENTER UNIT 338 B.A.W.	8/25/00	273.25
SW COR SEC 27	STA 2+07.78		ENTER UNIT 338 B.A.W.	8/25/00	473.15
SW COR SEC 27	STA 4+43.76		ENTER UNIT 338 B.A.W.	8/25/00	1182.14
SW COR SEC 27	STA 10+41.06		P.O.	8/25/00	1335.85



CERTIFICATE of SURVEYOR

I, DANIEL C. REDFERN, 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. 27

T- 57 -N

R-B4-W

Scale 1" = 200'

Date JAN. 24, 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

SHEET 7 of 7

Drawn By TOM

RECORDED AUGUST 27, 1996 BK 381 PG 507 NO 235585 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

POWDER HORN RANCH, LLC, a Wyoming Limited Liability Company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEEES, MARK S. HENDRICKSON and TAMRA P. HENDRICKSON, husband and wife as tenants by the entirety, whose address is 839 LaCleda, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 2, Block G, Powder Horn Ranch
Minor No. 1 Subdivision.

A subdivision in Sheridan County, Wyoming,
filed as Plat #P-39.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 26th day of August, 1996.

POWDER HORN RANCH, LLC

Homer Scott Jr.
Homer Scott, Jr., Manager



The foregoing instrument was acknowledged before me by Homer Scott, Jr., this 26th day of August, 1996.

Witness my hand and official seal

Ronald L. Dailey
Notary Public

My Commission Expires June 11, 1997