

R/W No. 35154

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, REALTORS

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)

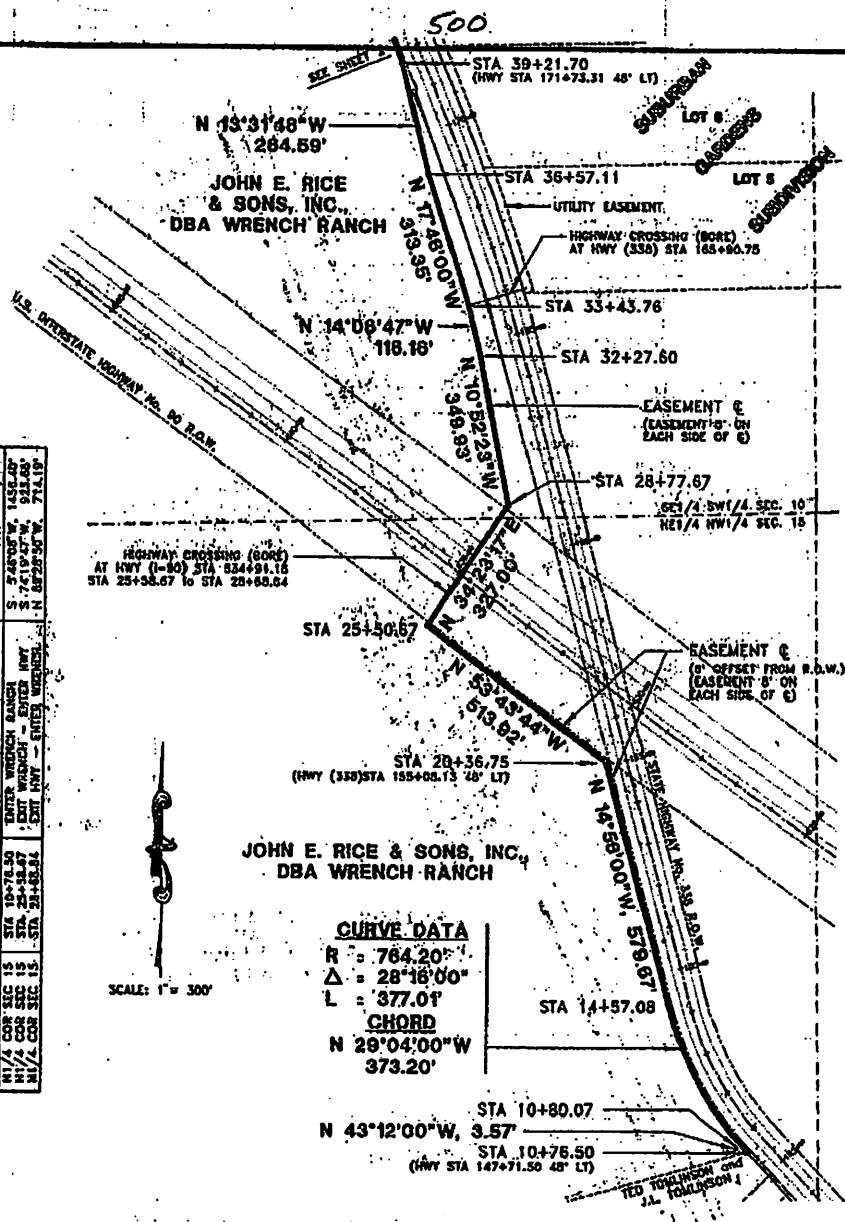
Witness my hand and official seal:



James W. Ray
Notary Public

Commission Expires: 12-27-99

FROM	TO	DESCRIPTION	TIE
N 1/4 COR SEC 15	STA 10+76.50	ENTER WRENCH RANCH	2400.00' W 145.40'
N 1/4 COR SEC 15	STA 25+58.67	EXIT WRENCH - ENTER HWY	S 74°19'47" W 933.80'
N 1/4 COR SEC 15	STA 28+36.75	EXIT HWY - ENTER WRENCH	S 74°19'47" W 933.80'
N 1/4 COR SEC 15	STA 39+21.70	ENTER WRENCH RANCH	S 74°19'47" W 933.80'



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

RI No. _____

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154

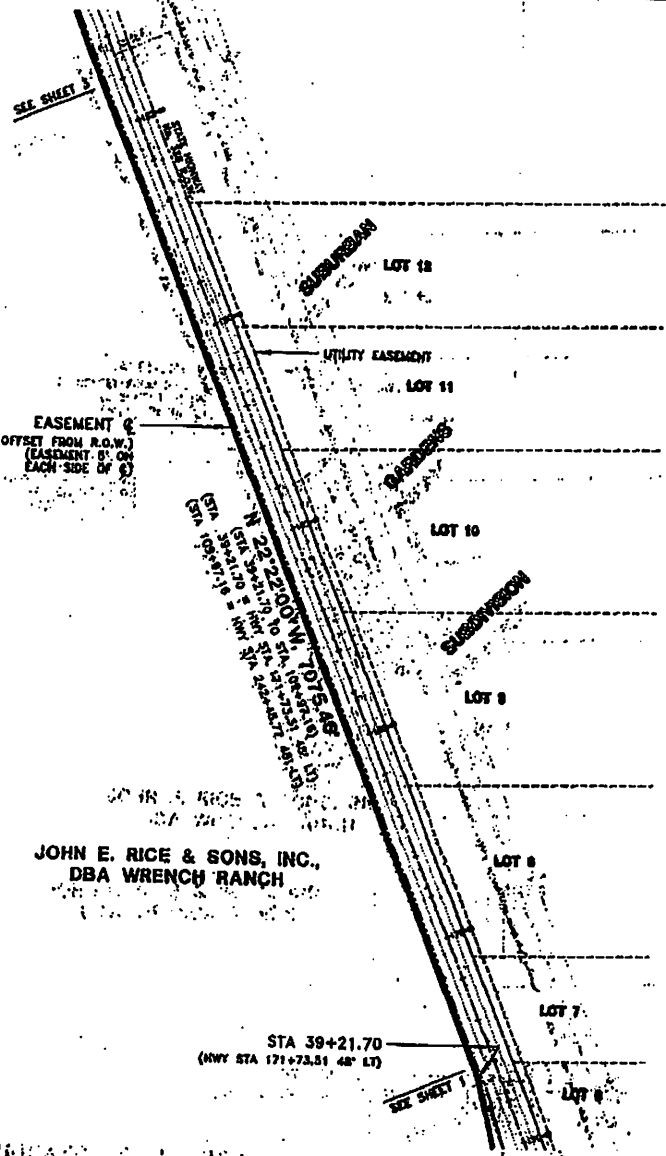
GRANTOR JOHN E. RICE & SONS, INC.,

dba WRENCH RANCH

SHEET 1 OF 7

Drawn By TOM

SCALE: 1" = 200'



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

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

RI No. _____

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154

GRANTOR JOHN E. RICE & SONS, INC.,
dba WRENCH RANCH

SHEET 2 of 7

501

Drawn By TBM

SCALE: 1" = 300'

EASEMENT-6
(8' OFFSET FROM R.O.W.
(EASEMENT 8' ON
EACH SIDE OF 6)JOHN E. RICE & SONS, INC.,
DBA WRENCH RANCH

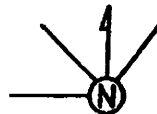
CERTIFICATE of SURVEYOR

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.



Daniel G. 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'

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154

GRANTOR JOHN E. RICE & Sons, Inc.,dba WRENCH RANCHDate JAN. 19, 1996Job No. 527A246

RI No. _____

SHEET 3 OF 7

Drawn By TOM

ADJACENT PROPERTY OWNERS TO BE NOTIFIED
 OF THE LOCATION OF THE RIGHT-OF-WAY
 LINES AND OF THE LOCATION OF THE
 RIGHT-OF-WAY BOUNDARIES.

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 4
 (8' OFFSET FROM R.O.W.)
 (EASEMENT 8' ON
 EACH SIDE OF E)

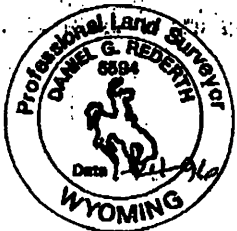
P.O.E. - STA 110+16.71
 (HWY STA 242+68.00 40' LT)

STA 109+97.16
 (HWY STA 242+48.77 40' LT)

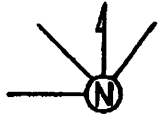
TIES			
FROM	TO	DESCRIPTION	TIE
SEC COR: (T 37 N) 33E 24 (R 56 W) - 4	STA 109+97.16	P.O.E.	S 43°12'00"E; 4074.20'

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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

RI. 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 0+75.00
(NWY STA 274+75.00 100' LT)

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

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

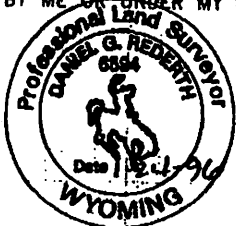
SCALE: 1" = 100'

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

P.O.B. - STA 0+00.00
(NWY STA 273+00.00 100' LT)

FROM	TO	DESCRIPTION
SW COR SEC 34	STA 0+00.00	P.O.B. of NWY STA 273+00.00
SW COR SEC 34	STA 0+75.00	P.O.E. of NWY STA 274+75.00
SW COR SEC 34	STA 1+00.00	N 71° 11' 21" E, 211.15'

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Dan Rederth
DANIEL G. REDERTH
WYOMING L.S. No. 8594



Sec. 34
T-57 -N
R-84 -W

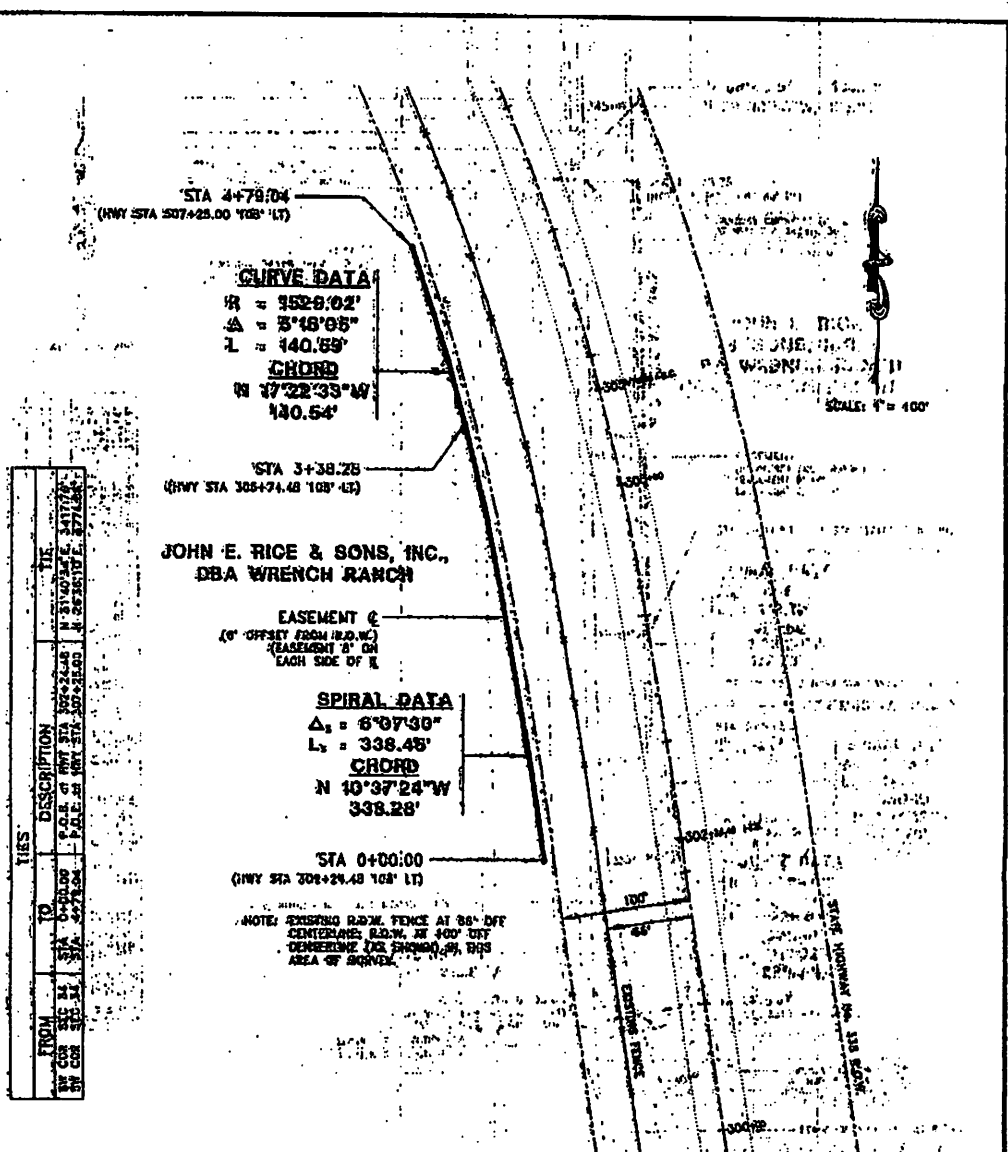
Scale 1" = 100'

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

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

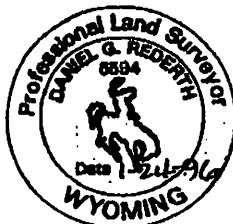
SHEET 5 of 7

Drawn By Tom



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, L.S. No. 6594
 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

SHEET 6 of 7

505

Drawn By TCM

[illegible]

SPIRAL DATA
 $\Delta_3 = 3'08.44''$
 $L_3 = 172.70'$
 CHORD
 N 122° 25' 00" W

STA. 8+10.70 (0+754.553-11.57, 0+7)
 N 47°52'40"W, 35.20'
 0+754.553
 0+754.553+0
 (10+70)
 SPIRAL DATA
 $\Delta_s = 233.47''$
 $L_s = 141.73'$
 CHORD
 N 44°47'W
 141.70'

CURVE DATA
 $R = 1529.02'$
 $\Delta = 52.642^\circ$
 $L = 239.04'$
 $CHORD =$
 $N 169.532^\circ W$
 $225.93'$

N 179° 06' 08" E

179° 05' 21E

[illegible]

Q. What is the date of the report?

66 Nichols 103

15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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REGISTER

Page 6

1999

CERTIFICATE of SURVEYOR

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



Dan Bedestn

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

Sec. 27

T-57-N

R-84-W

Scale 1" = 200'

Date JAN. 24, 1996

U S WEST COMMUNICATIONS, INC.

EXHIBIT FOR RIGHT OF WAY NO.
35154

Job No. 527A246

GRANTOR JOHN E. RICE & SONS, INC.,

RI No.

dba WRENCH RANCH

Sheet 7 of 7

Drawn By Tom