

426

R/W No. 35158

EASEMENT

RECORDED AUGUST 26, 1996 BK 381 PG 426 NO 235472 RONALD L. DAILEY, COUNTY CLERK
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:

ASTRIP OF LAND 16 FEET WIDE BEING 8 FEET ON EACH SIDE OF A CENTER LINE ACROSS THE NE 1/4 SE 1/4 SECTION 6, T. 54-N, R. 84-W OF THE 6th P.M. BEING MORE PARTICULARLY SET FORTH ON THE EXHIBIT 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 2nd day of APRIL, 19 96

Orin Connell

Jay Michael Connell
JAC. RANCO

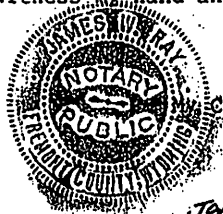
STATE OF Wyoming)
COUNTY OF SHERIDAN) ss.

the foregoing instrument was acknowledged before me this 2nd day of APRIL, 19 96.

By ORIN CONNELL AND JAY MICHAEL CONNELL

Grantor(s)

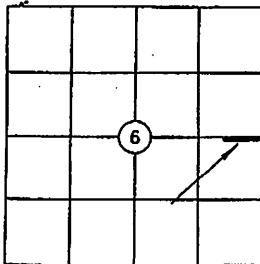
Witness my hand and official seal:



James W. Ray
Notary Public
Commission Expires: 12-27-99

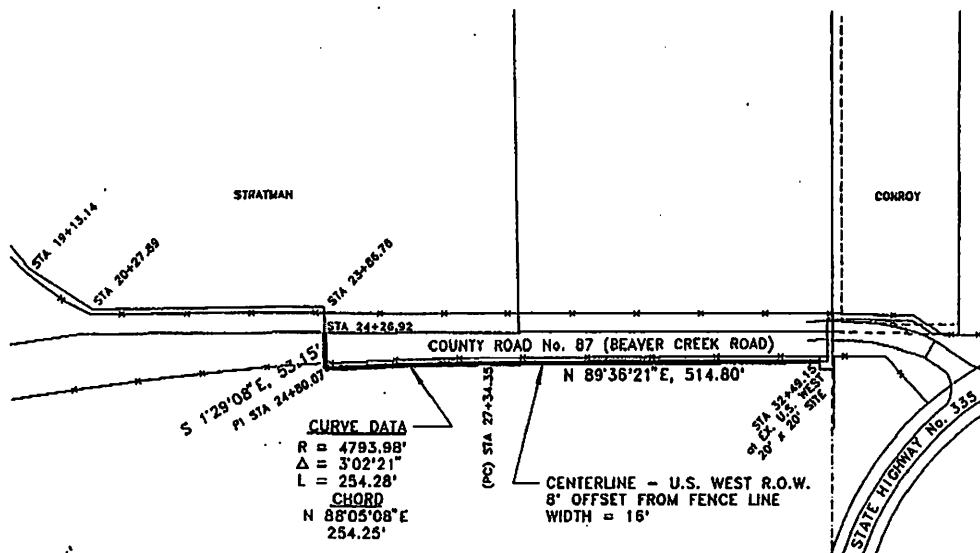
JOB NO. 5274978

EXCH. SHERIDAN, WYOMING



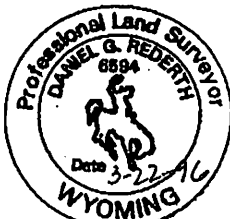
LOCATION MAP
SECTION 28
T 54 N., R 84 W
of the 6th P.M.
SCALE: 1" = 2640

TIES				
FROM	TO	DESCRIPTION	TIE	
E1/4 COR SEC 6	STA 24+28.92	ENTER J.C. RANCH PROPERTY	S 86°31'08"W, 790.54'	
E1/4 COR SEC 6	STA 32+49.15	at EX. 20' x 20' U.S.W. SITE	S 2°26'35"W, 48.30'	



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.



Date March 21, 1996

Job No. 527A978

RL No. _____

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

Sec. 6

T- 54 -N

R- 84 -W

Scale 1" = 200'

US WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY No. 35158

GRANTOR J C RANCH, INC.

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Drawn By lcm