

R/W No. 34996

EASEMENT

The Undersigned Grantor(s) for and in consideration of One Hundred Seventy Dollars (\$170) 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 North Durbin Street, Casper, Wyoming 82601, its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

A tract of land situate in the County of Sheridan, located in the E 1/2 SW 1/4 of Section 22, Township 55 North, Range 84 West, of the 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as an easement sixteen (16) feet in width, and two spur easements, all lying westerly of the proposed westerly boundary of Girl School Road, all located in a part of the property described in a warranty deed recorded in Book 331 at Page 257 in the Sheridan County Clerk and Records Office, being more particularly described on Exhibits A and B, which are attached hereto and hereby made a part hereof, situate in Sheridan County, State of Wyoming, hereby 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. Rocks will be picked up or buried.

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 judgement 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 24th day of February, 1996.

Harold H. Hager
Harold H. Hager, Grantor

Crystal F. Hager
Crystal F. Hager, Grantor

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 24th day of February, 1996, by Harold H. and Crystal F. Hager, husband and wife, Grantors.

Witness my hand and official seal:



William Ewing
Notary Public
My Commission Expires: Jan. 4, 1999

Grantors
Harold and Crystal Hager
6946 Big Horn Avenue
Sheridan, Wyoming 82801

QTR SW SEC. 22 TWP 55N RANGE 84W COUNTY SHERIDAN
R/W 34996 JOB NO. 527A978 EXCH SHERIDAN

EXHIBIT "A"

Record Owner: Harold H. & Crystal F. Hager
January 30, 1996

Re: Telecommunications Easement (Tract)

A tract of land situated in the E½SW¼ of Section 22, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

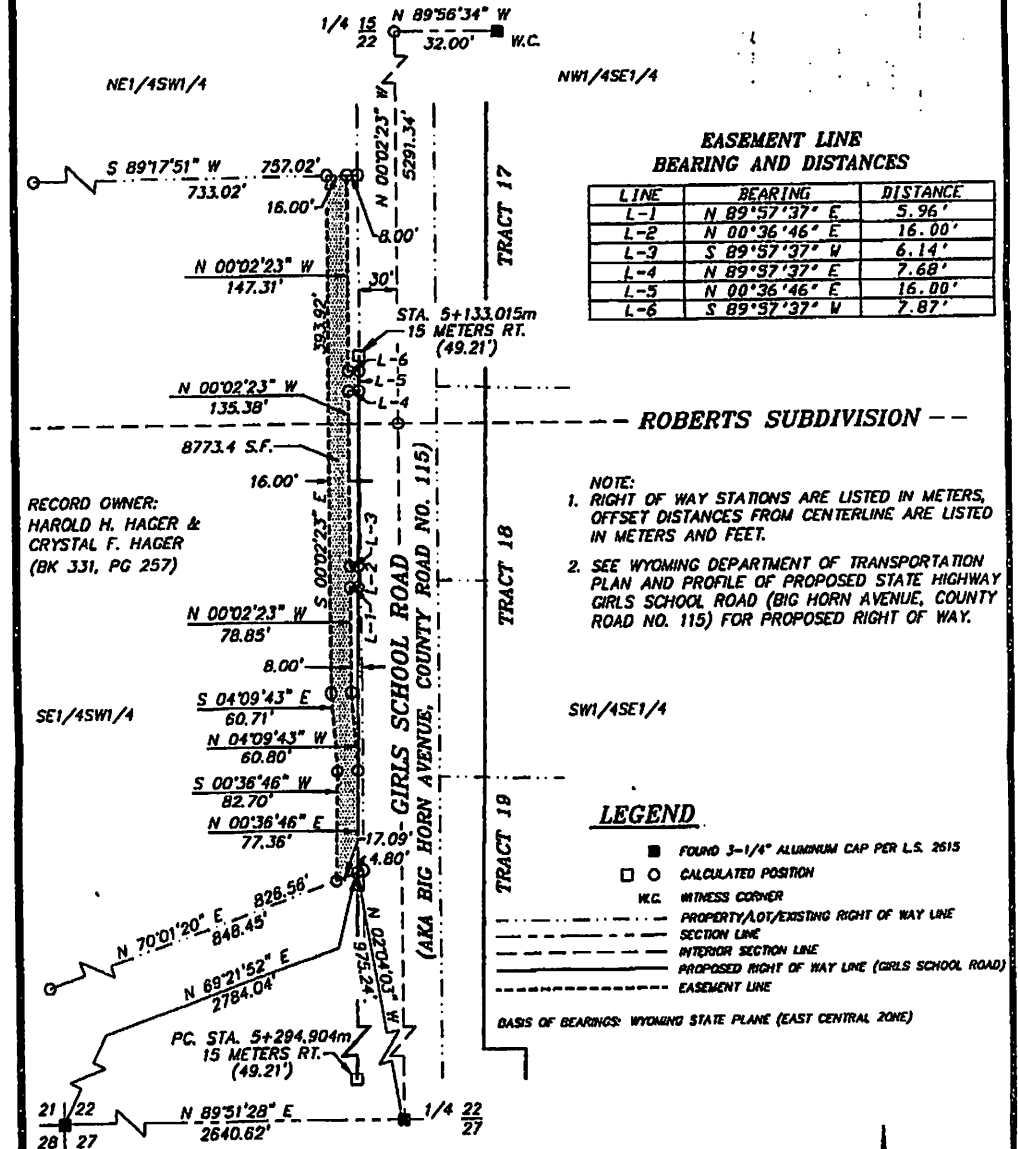
Commencing at the south quarter corner of said Section 22; thence N02°04'03"W, 975.24 feet to the POINT OF BEGINNING, said point lying on the south line of a tract of land described in Book 331 of Deeds, Page 257, and the proposed west right of way line of Girls School Road (AKA Big Horn Avenue, County Road No. 115); thence, along said proposed west right of way line, N00°36'46"E, 77.36 feet to a point; thence N04°09'43"W, 60.80 feet to a point; thence N00°02'23"W, 78.85 feet to a point; thence N89°57'37"E, 5.96 feet to a point, said point lying on said proposed west right of way line; thence, along said proposed west right of way line, N00°36'46"E, 16.00 feet to a point; thence S89°57'37"W, 6.14 feet to a point; thence N00°02'23"W, 135.38 feet to a point; thence N89°57'37"E, 7.68 feet to a point, said point lying on said proposed west right of way line; thence, along said proposed west right of way line, N00°36'46"E, 16.00 feet to a point; thence S89°57'37"W, 7.87 feet to a point; thence N00°02'23"W, 147.31 feet to a point, said point lying on the north line of said tract of land described in Book 331 of Deeds, Page 257; thence S89°17'51"W, 16.00 feet along said north line to a point; thence S00°02'23"E, 393.92 feet to a point; thence S04°09'43"E, 60.71 feet to a point; thence, sixteen (16) feet west of and parallel to said proposed west right of way line, S00°36'46"W, 82.70 feet to a point, said point lying on the south line of said tract, of land described in Book 331 of Deeds, Page 257; thence N70°01'20"E, 17.09 feet along said south line to the POINT OF BEGINNING of said tract, said point also being N69°21'52"E, 2784.04 feet from the southwest corner of said Section 22.

Said tract (Telecommunications Easement) contains 8773.4 square feet of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

R/W 34996

EXHIBIT "B"



SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

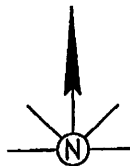
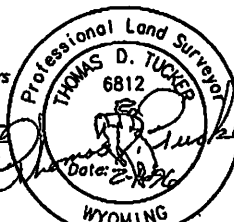
THOMAS D. TUCKER WY P.L.S. 6812

Date: 01-22-96

Job No. 527A978 H 000 57 E

RL No. _____

"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"



Sec. 22
(E1/2SW1/4)
T-55-N
R-84-W

SCALE: 1" = 100'

SHERIDAN COUNTY, WYOMING



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JUL 95091
DTC 85/85091042

U.S. WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 34996

GRANTOR HAROLD H. HAGER &

CRYSTAL F. HAGER

351

SHEET 1 OF 1