

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 CENTER LINE 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 HERE OF.

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:

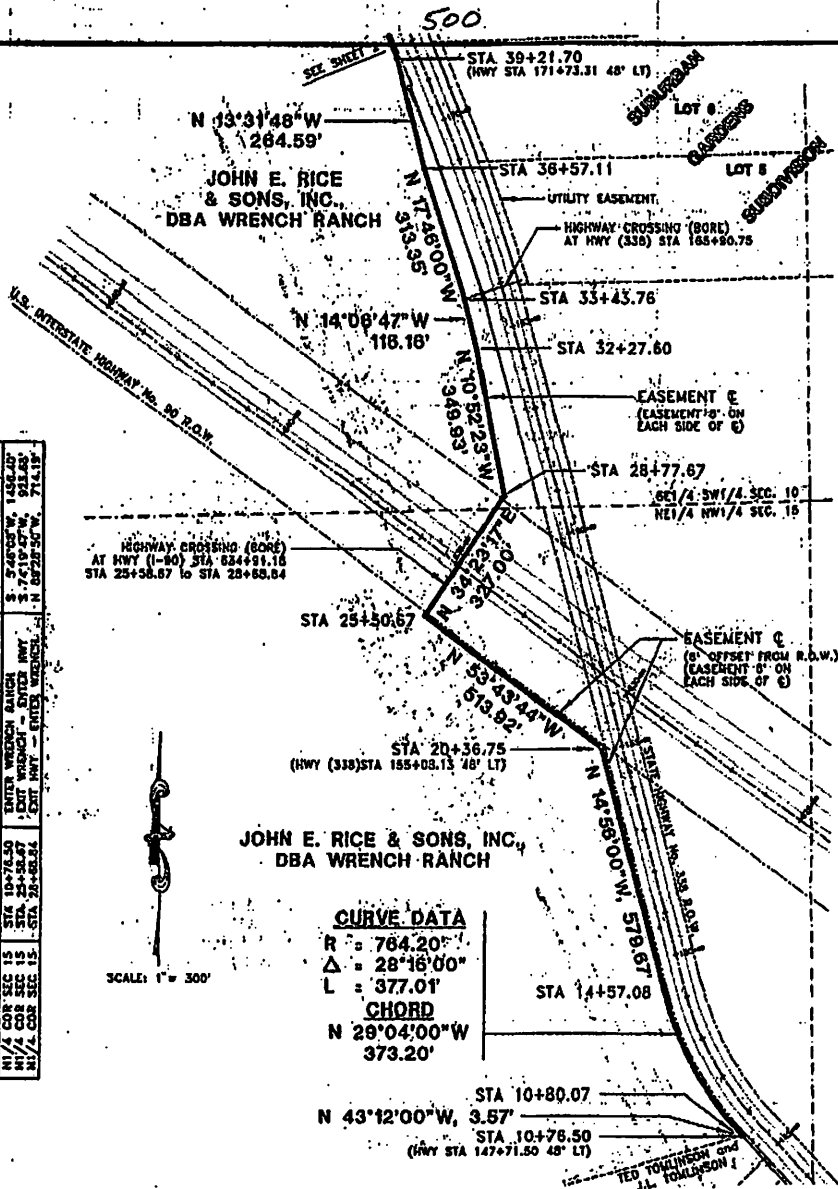


James W. Ray
Notary Public

Commission Expires:

12-27-99

FROM	TO	DESCRIPTION	TIE
N 1/4 COR SEC 15	STA 10+78.50	ENTER WRENCH RANCH	5.48' 35.5" W, 145.40'
N 1/4 COR SEC 15	STA 25+58.67	ENTER WRENCH RANCH	5.74' 19.47" W, 93.85'
N 1/4 COR SEC 15	STA 28+88.54	ENTER WRENCH RANCH	5.74' 19.47" W, 93.85'
N 1/4 COR SEC 15	STA 28+88.54	ENTER WRENCH RANCH	5.74' 19.47" W, 93.85'



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 TEM

SCALE: 1" = 300'

EASEMENT C
(6' OFFSET FROM R.O.W.)
(EASEMENT 6' ON
EACH SIDE OF C)

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

STA 39+21.70
(HWY STA 171+73.31 48' LT)

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

SEE SHEET 2

EASEMENT - 6'
(6' OFFSET FROM R.O.W.)
(EASEMENT 8' ON
EACH SIDE OF C)

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**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.

Int. Rev.

David Rederth

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

FORMING L.S. No. 2002

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 RANCH

Drawn By TOM



CURVE DATA

R = 2912.79'
 $\Delta = 0^\circ 23' 05''$
 L = 19.55'
 CHORD
 N 22°10'28"W
 19.55'

SCALE: 1" = 300'

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

TIES			
FROM	TO	DESCRIPTION	TIE
SEC COR: (T 87 N) 33134 (T 88 N) - 4	STA 109+87.16	P.O.E.	S 4°12'00"E; 4071.20'

CERTIFICATE of SURVEYOR

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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. 12, 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 66' OFF CENTERLINE, R.O.W. AT 100' OFF CENTERLINE (AS SHOWN) IN THIS AREA OF SURVEY.

P.O.E. - STA 6+75.00
(HWY STA 276+75.00 100' LT)

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

EASEMENT C
(8' 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 55 N, R 84 W

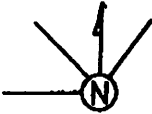
P.O.B. - STA 0+00.00
(HWY STA 273+00.00 100' LT)

FROM	TO	DESCRIPTION	DATE
SW COR SEC 14	STA 0+00.00	P.O.B. of HWY STA 273+00.00	1/18/96
SW COR SEC 14	STA 6+75.00	P.O.E. of HWY STA 276+75.00	1/18/96
SW COR SEC 14	STA 72+11.52	1/18/96	1/18/96

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

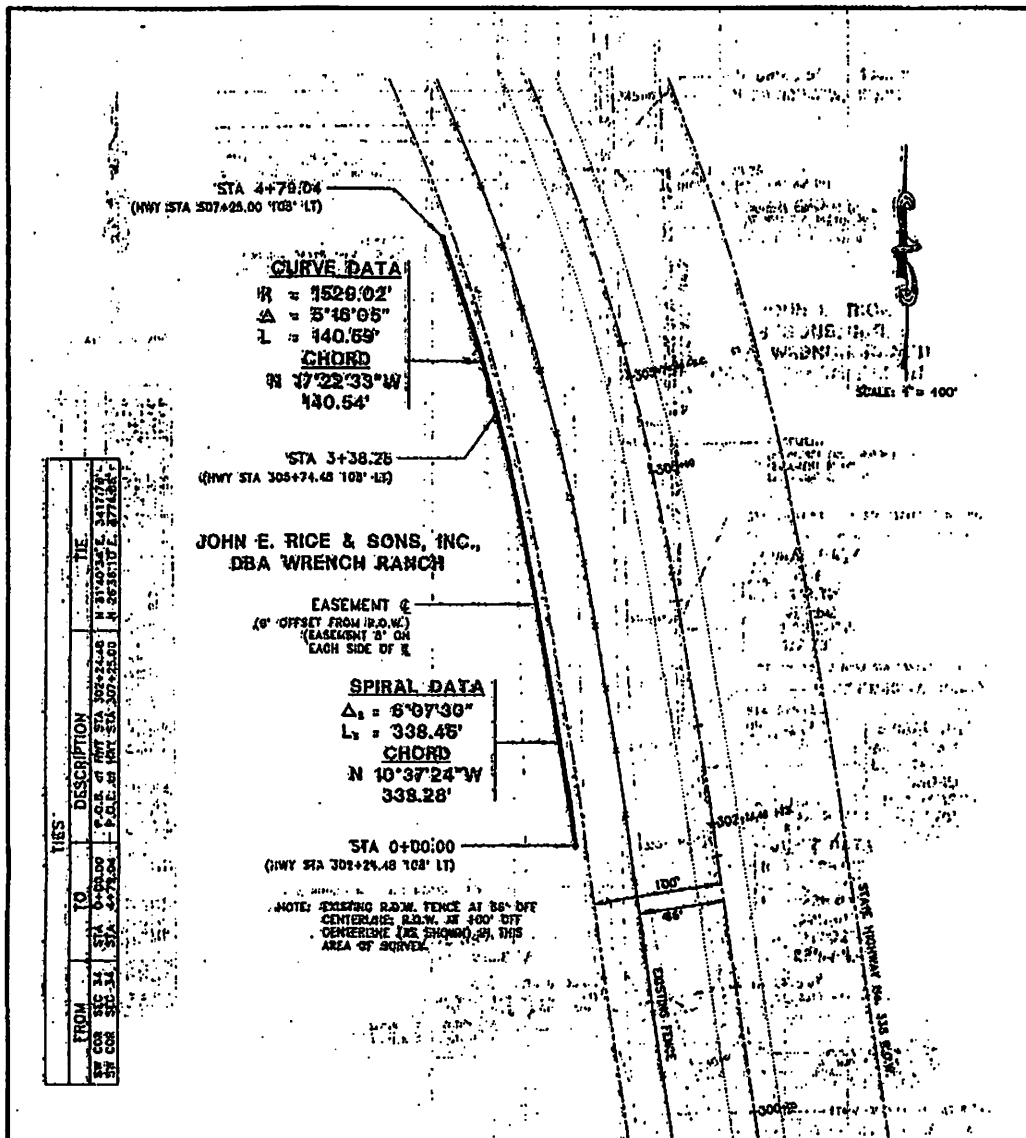
Scale 1" = 100'

Date JAN. 19, 1996
Job No. 527A246
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



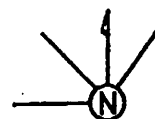
FROM	TO	DESCRIPTION
ST COB SEC 34	STA 0+00:00	P.O.C. OF HWY STA 301+24.48
ST COB SEC 34	STA 4+78.04	P.O.C. OF HWY STA 507+25.00
ST COB SEC 34	STA 3+38.26	P.O.C. OF HWY STA 305+74.48
ST COB SEC 34	STA 0+00:00	P.O.C. OF HWY STA 301+24.48

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

RL No. _____

U S WEST Communications, Inc.

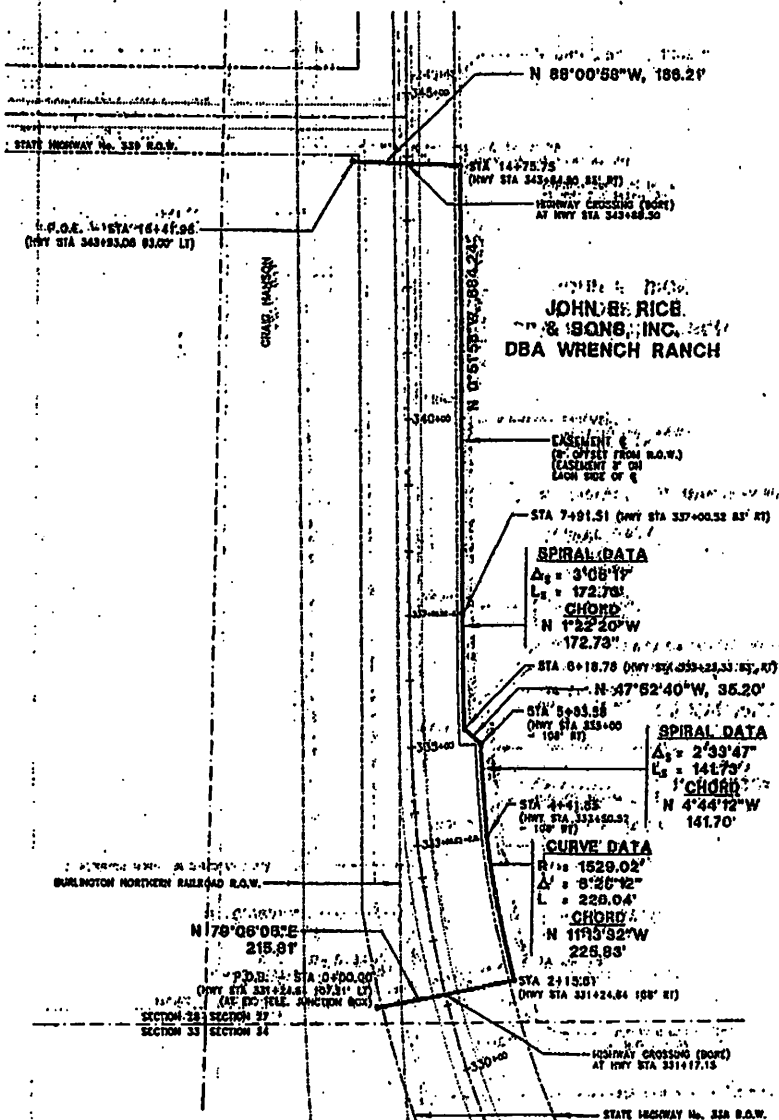
EXHIBIT FOR RIGHT OF WAY NO. 35154

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

SHEET 6 of 7

505

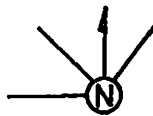
Drawn By TCM

[illegible]

I, DANIEL C. REDFORTH, 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-84-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