

R/W No. 35581

EASEMENT

The Undersigned Grantor(s) for and in consideration of Two Thousand Five Hundred (\$2,500.00) Dollars 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:

An easement sixteen (16) feet in width being eight (8) feet on each side of a centerline across a portion of the E ½ SW ¼, Section 34, Township 57 North, Range 84 West, of the 6th PM, Sheridan County, Wyoming, said centerline being more particularly described on Exhibit A, which is attached hereto and hereby made a part hereof, a part of the property described in a Warranty Deed in Book 79 at Page 435, in the Sheridan County Clerk and Records Office, 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. In the case where electric power needs to be brought to the above described easement, the local power company, by this mention, will have the right to co-exist for the sole purpose of providing power to Grantee's facilities.

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 28 day of March 1997.

GRANTOR: JOHN E. RICE & SONS, INC., DBA Wrench Ranch

By James L. Jellis SEAL
James L. Jellis, Vice President

Carla Ash
Carla Ash, Secretary

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 28 day of March, 1997, by James L. Jellis, Vice President and Carla Ash, Secretary of John E. Rice & Sons, Inc., Grantor.
Witness my hand and official seal:



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

Grantor:
John E. Rice & Sons, Inc.
247 Decker Road
Sheridan, Wyoming 82801

QTR SW SEC 34 TWP 57N RANGE 84W COUNTY SHERIDAN

R/W 35581 JOB NO. 527A246 EXCH SHERIDAN

EXHIBIT "A"

Record Owner: John E. Rice & Sons, Inc., D/B/A/ Wrench Ranch
Neltje, President
James L. Jellis, Vice President
March 14, 1997

Re: Telecommunications Centerline Easement

A telecommunications easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 34, (Monumented with a 4 $\frac{1}{2}$ " Brass Cap Per Sheridan Wyoming Coal Company); thence N72°20'46"E, 2238.30 feet to the **POINT OF BEGINNING**, said point being eight (8) feet west of the westerly right of way line of Decker Road (AKA Wyoming State Highway 338); thence, eight (8) feet west of and parallel to said westerly right of way line, N08°36'24"W, 1670.00 feet to the **POINT OF TERMINUS** of said easement, said point being N38°56'36"E, 2995.74 feet from said southwest corner of Section 34.

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

EXHIBIT "B"

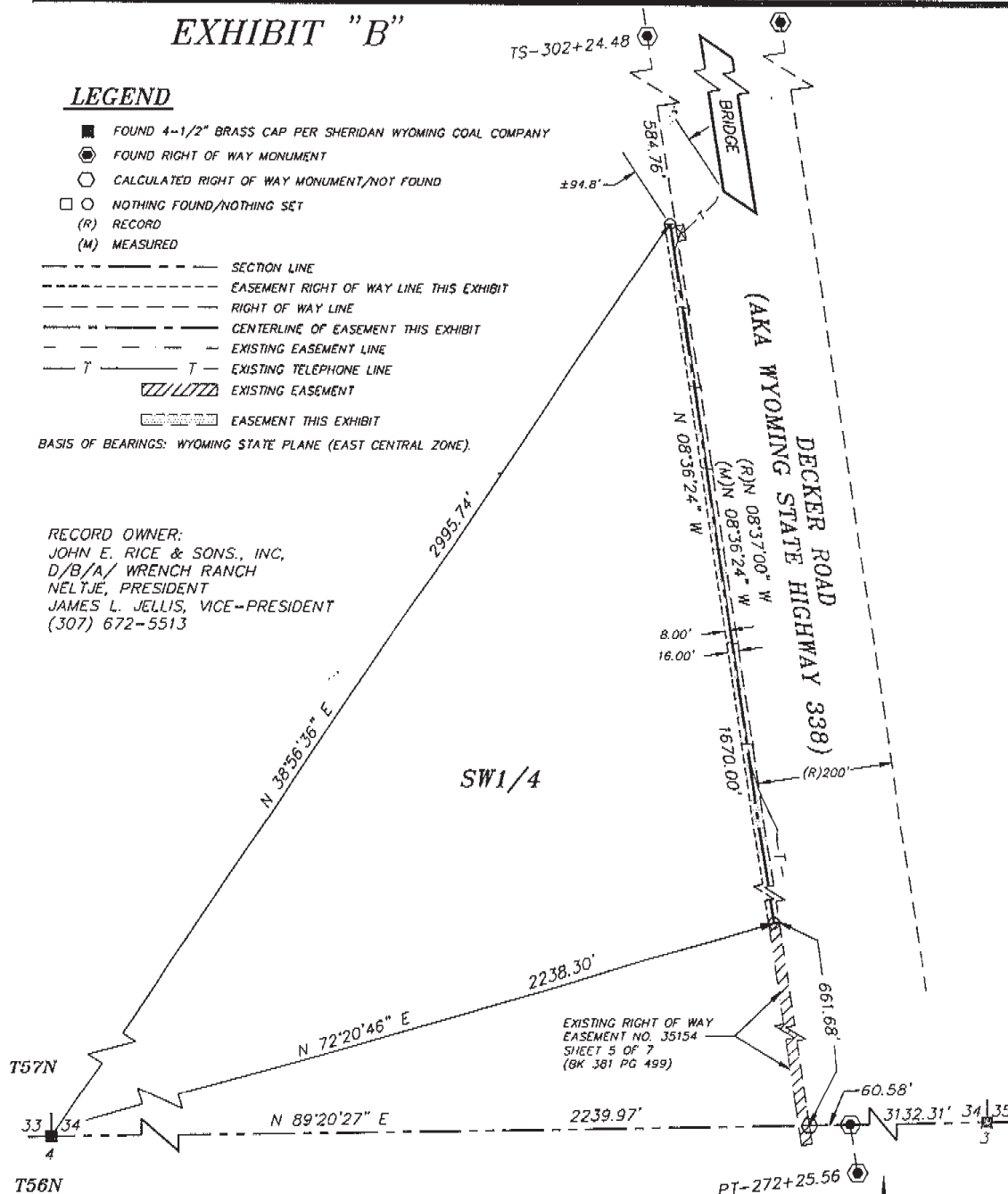
LEGEND

- FOUND 4-1/2" BRASS CAP PER SHERIDAN WYOMING COAL COMPANY
- FOUND RIGHT OF WAY MONUMENT
- CALCULATED RIGHT OF WAY MONUMENT, NOT FOUND
- ○ NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED

- SECTION LINE
- - - EASEMENT RIGHT OF WAY LINE THIS EXHIBIT
- - - RIGHT OF WAY LINE
- - - CENTERLINE OF EASEMENT THIS EXHIBIT
- - - EXISTING EASEMENT LINE
- T - EXISTING TELEPHONE LINE
- ||||| EXISTING EASEMENT
- ||||| EASEMENT THIS EXHIBIT

BASIS OF BEARINGS: WYOMING STATE PLANE (EAST CENTRAL ZONE).

RECORD OWNER:
JOHN E. RICE & SONS, INC.,
D/B/A WRENCH RANCH
NLTJE, PRESIDENT
JAMES L. JELLIS, VICE-PRESIDENT
(307) 672-5513

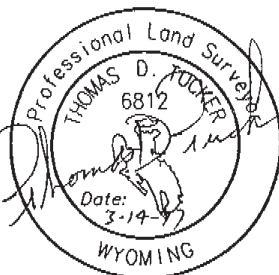


SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
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
THOMAS D. TUCKER WY P.L.S. 6812



Sec. 34
(E1/2SW1/4)
T-57-N
R-84-W

Date: MARCH 14, 1997

Job No. 527A246

RL No. _____

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

SCALE: 1" = 200'

SHERIDAN COUNTY, WYOMING

U.S. WEST Communications, inc.
EXHIBIT FOR RIGHT OF WAY NO. 35581
GRANTOR JOHN E. RICE & SONS, INC.
D/B/A WRENCH RANCH
NLTJE, PRESIDENT
JAMES L. JELLIS, VICE-PRESIDENT



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
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JN: 97004
DN: 97/97004D

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