

EASEMENT

The Undersigned Grantor(s) for and in consideration of One Hundred Dollars (\$100.00) 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 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 in the NW¼ SE¼, SW¼ SE¼, Section 13, T. 53 N., R. 84 W. 6th PM, Sheridan County, Wyoming and more specifically described in Exhibit "A" for Right of Way # 34614, attached hereto and thereby made a part hereof, being part of the property described in an Warranty Deed recorded in Book 329, Page 480 (Instrument # 40210) in the Clerk and Recorder's 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.

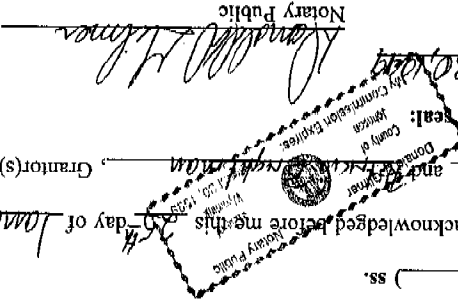
Grantee shall have the right of ingress and egress over and across the Land of the Grantor to and from the above described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of 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 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.

Dated this 25 day of January, 1996

Grantor
Patricia A. Brigham

STATE OF WYOMING
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 25 day of January, 1996 by Patricia A. Brigham and Ronald L. Dailey, Notary Public, Wyoming, My commission expires August 30, 1997. Witness my hand and official seal:

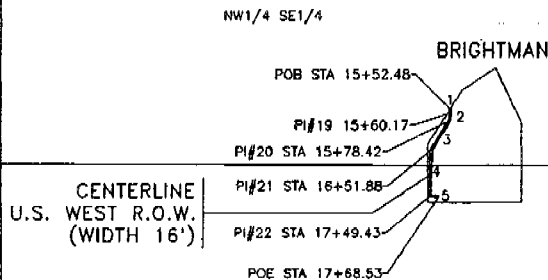


Grantor(s):
Garland H. Brigham
Patricia A. Brigham

QTR. SEC. 13 SEC. 13 TWP. 53N RANGE 84W COUNTY Sheridan EXCH. Story JOB NO. 537A907 R/W 34614

TIES			
FROM	TO	DESCRIPTION	TIE
NE COR SEC 13	STA 15+52.48	POB	S22°40'34" W 1604.53'
NE COR SEC 13	STA 17+68.53	POE	S22°00'26" W 1627.74'

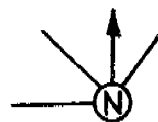
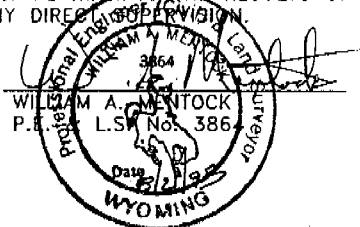
LINE	DIRECTION	DISTANCE
1	S09°22'26" E	7.69'
2	S11°01'23" W	18.25'
3	S31°19'14" W	73.46'
4	S01°04'58" W	97.55'
5	S86°01'54" E	19.10'



BASIS OF BEARING:
WYO STATE PLANE
(E.C. ZONE)

CERTIFICATE of SURVEYOR

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND 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.



Sec. 13

T-53-N

R-84-W

Scale 1" = 300'

Date SEPT. 1995
537A907
 Job No. 4345064
 RL No. _____

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 34614

GRANTOR GARLAND HOWARD BRIGHTMAN

Drawn By R 8-21-95