

R/W No. 34939

EASEMENT

The Undersigned Grantor(s) for and in consideration of One Hundred Dollars (\$100) 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 NE 1/4 NW 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, lying westerly of, and along and abutting, the proposed westerly boundary of Girl School Road, from the northerly boundary, to the southerly boundary of the parcel of land, and a tract of land ten (10) feet in width along and abutting the southerly boundary of said parcel of land, beginning at the proposed westerly right of way boundary of said Girl School Road, thence, westerly a distance of 86 feet, all located in a part of the property described in a warranty deed recorded in Book 177 at Page 281; 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.

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 11th day of March 1996.

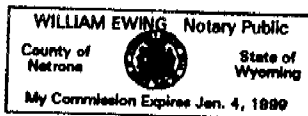
Patricia Louise Ward
Patricia Louise Ward, Grantor

Doris M. Brown
Doris M. Brown, Grantor

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 11th day of March, 1996, by Patricia Louise Ward and Doris Brown, Grantors.

Witness my hand and official seal:



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

Grantor:

Patricia Louise Ward and Doris M. Brown
P.O. Box 6405
Sheridan, Wyoming 82801

QTR NW SEC. 22 TWP 55N RANGE 84W COUNTY SHERIDAN
R/W 34939 JOB NO. 527A978 EXCH SHERIDAN

EXHIBIT "A"

Record Owner: Patricia Louise Ward & Doris M. Brown
February 08, 1996

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 NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the north quarter corner of said Section 22; thence S66°42'29"W, 77.75 feet to the POINT OF BEGINNING, said point lying on the south line of Swaim Road (AKA County Road No. 56) and the north line of a tract of land described in Book 177 of Deeds, Page 281; thence, eight (8) feet west of and parallel to the proposed west right of way line of the Girls School Road (AKA Big Horn Avenue, County Road No. 115), through a curve to the left, having a radius of 3338.05 feet, a central angle of 01°17'26", an arc length of 75.19 feet, a chord bearing of S03°18'20"E, and a chord length of 75.19 feet to a point; thence, eight (8) feet west of and parallel to said proposed west right of way line, S03°57'03"E, 215.61 feet to the POINT OF TERMINUS, said point lying on the south line of a tract of land described in Book 177 of Deeds, Page 281 and being S83°33'11"E, 2613.39 feet from the northwest corner of said Section 22.

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

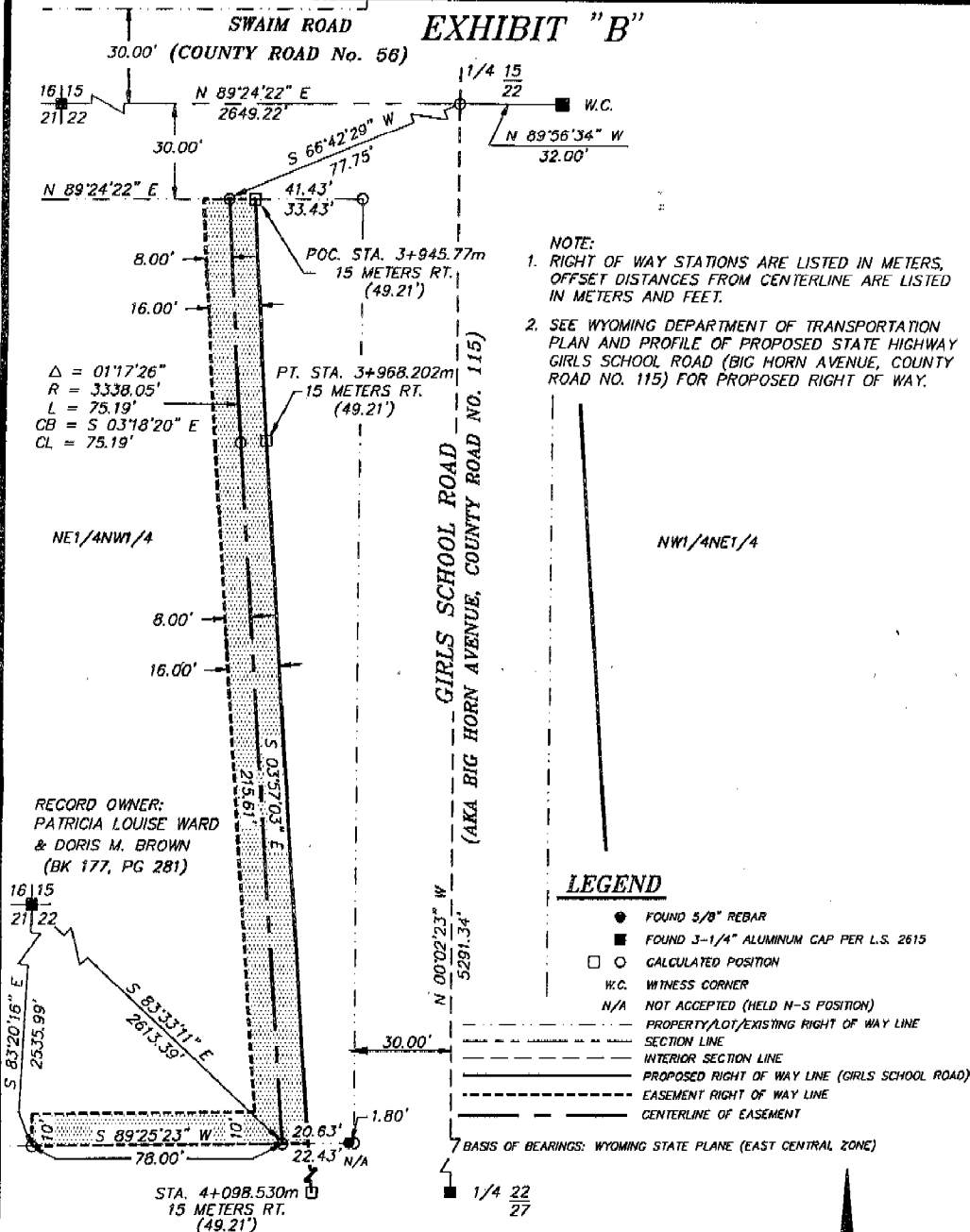
Re: Telecommunications Strip Easement

A telecommunications easement being ten (10) feet wide lying north of the following described south line situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said south line being more particularly described as follows:

Commencing at the northwest corner of said Section 22; thence S83°33'11"E, 2613.39 feet to the POINT OF BEGINNING, said point lying on the south line of a tract of land described in Book 177 of Deeds, Page 281; thence S89°25'23"W, 78.00 feet along said south line of a tract of land described in Book 177 of Deeds, Page 281 to the POINT OF TERMINUS, said point being S83°20'16"E, 2535.99 feet from said northwest corner of said Section 22.

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

EXHIBIT "B"



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.

Date: 02-08-96

Job No. 527A978

RL No.

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

00057E

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

Sec. 22
(NE1/4NW1/4)

T-55-N
R-84-W

SCALE: 1" = 40'

SHERIDAN COUNTY, WYOMING

U.S. WEST Communications, inc.

EXHIBIT FOR RIGHT OF WAY NO. 34989

GRANTOR PATRICIA LOUISE WARD &
DORIS M. BROWN



RS RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
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