

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 NW 1/4 SE 1/4 of Section 15, 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 by sixteen (16) feet in length, lying easterly of, and along and abutting, the proposed easterly boundary of Girl School Road, being more particularly described on Exhibits "A" and "B", which are attached hereto and hereby made a part hereof, said easement is overlapping and connected with US WEST's Existing Easement Right of Way Number 8618, recorded in Book 177 at Page 101, June 10, 1970, granted by T. J. and Mary Neighbors, which existing easement shall remain in use and in full force and effect; a part of the property described in a warranty deed recorded in Book 290 at Page 108 in the Sheridan County Clerk and Records Office; 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 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 3rd day of July, 1996.

Rudy J. Anselmi
Rudy J. Anselmi, Grantor

Robert J. Anselmi
Robert J. Anselmi, Grantor

John M. Anselmi
John M. Anselmi, Grantor

STATE OF WYOMING)
COUNTY OF JOHNSON) ss.

The foregoing instrument was acknowledged before me this 3rd day of July, 1996,
by Rudy J. Anselmi, Grantor.

Witness my hand and official seal:



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

Grantor:

Rudy J. Anselmi, Robert J. Anselmi & John M. Anselmi
Kaycee Route 41 Ranch
Buffalo, Wyoming 82834

QTR SE SEC. 15 TWP 55N RANGE 84W COUNTY SHERIDAN

R/W 35097 JOB NO. 527A978 EXCH SHERIDAN

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF JOHNSON) ss.

The foregoing instrument was acknowledged before me this 3rd day of July, 1996,
by Robert J. Anselmi, Grantor.

Witness my hand and official seal:



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

STATE OF WYOMING)
COUNTY OF JOHNSON) ss.

The foregoing instrument was acknowledged before me this 3rd day of July, 1996,
by John M. Anselmi, Grantor.

Witness my hand and official seal:



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

Grantor:
Rudy J. Anselmi, Robert J. Anselmi & John M. Anselmi
Kaycee Route 41 Ranch
Buffalo, Wyoming 82834

QTR. SE. SEC. 15 TWP. 55N. RANGE 84W. COUNTY SHERIDAN
R/W 35097 JOB NO. 527A978 EXCH. SHERIDAN

EXHIBIT "A"

Record Owners: Rudy J. Anselmi, Robert J. Anselmi & John M. Anselmi
March 5, 1996

Re: Telecommunications Easement (Tract)

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 15; thence N56°48'46"E, 3244.67 feet to the POINT OF BEGINNING, said point lying on the east right of way line of Girls School Road (AKA Big Horn Avenue, County Road No. 115); thence N01°11'25"E, 16.00 feet along said east right of way line to a point; thence S88°48'35"E, 16.00 feet to a point; thence S01°11'25"W, 16.00 feet to a point; thence N88°48'35"W, 16.00 feet to the POINT OF BEGINNING of said tract, said point also being N02°10'21"E, 1749.86 feet from the south quarter corner of said Section 15.

Said tract (Telecommunications Easement) contains 256.0 square feet of land, more or less.

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



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

DN: 95/85081024
LN: 93091

1/55

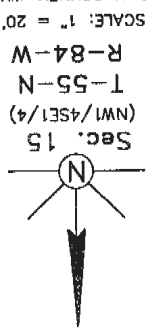
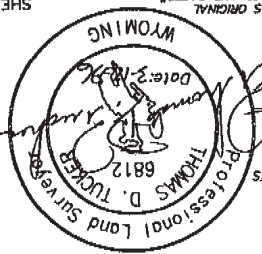
U.S. WEST Communications, Inc.
EXHIBIT FOR RIGHT OF WAY NO. 35097
GRANTOR
RUDY J. ANSELM
ROBERT J. ANSELM
JOHN M. ANSELM

SHERIDAN COUNTY, WYOMING

Date: 03-05-96
Job No. 527A978
RL No.

I, THOMAS D. TUCKER A DUTY 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



Sec. 15
(NW1/4SE1/4)
T-55-N
R-84-W
SCALE: 1" = 20'

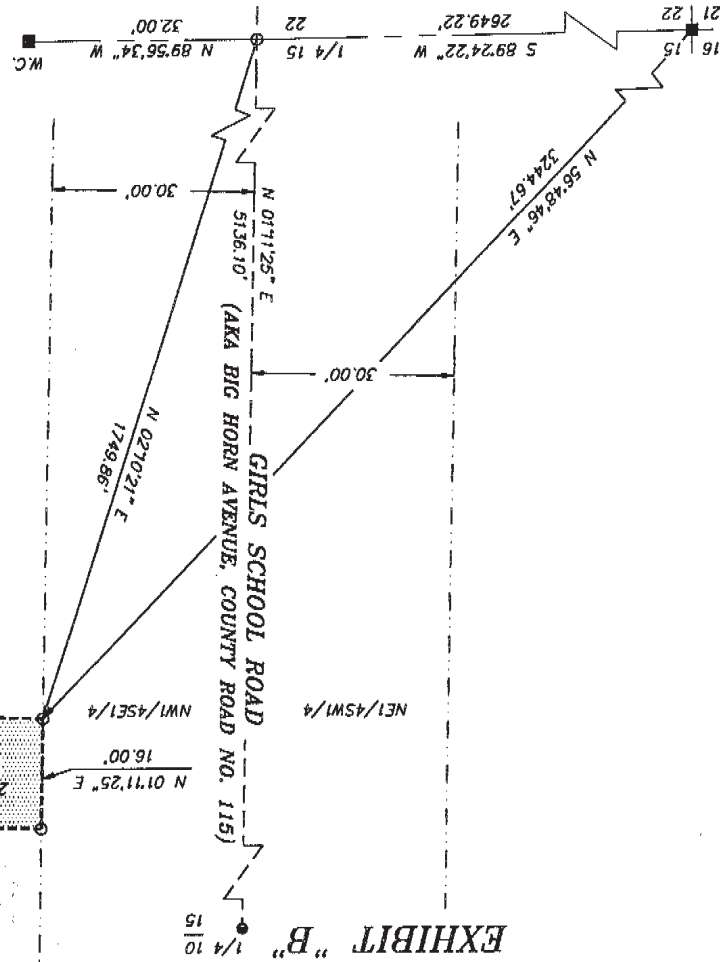
SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

NOTE:
1. SEE WYOMING DEPARTMENT OF TRANSPORTATION
PLAN AND PROFILE OF PROPOSED STATE HIGHWAY
GIRLS SCHOOL ROAD (BIG HORN AVENUE, COUNTY
ROAD NO. 115) FOR PROPOSED/EXISTING RIGHT
OF WAY.

- LEGEND
- FOUND 5/8" REBAR
 - FOUND 3-1/4" ALUMINUM CAP PER L.S. 2615
 - CALCULATED POSITION
 - W.C.
 - PROPERTY/LOT/EXISTING RIGHT OF WAY LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - EASEMENT RIGHT OF WAY LINE

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



RECORD OWNER:
RUDY J. ANSELM
ROBERT J. ANSELM
JOHN M. ANSELM
(BK 290, PG 108)

EXHIBIT "B"