

RECORDED OCTOBER 28, 1974 BK 205 PG 36 NO 653704 MARGARET LEWIS, COUNTY CLERK

Mountain Bell Form 7321-W

R/W 12485

RIGHT-OF-WAY EASEMENT

The Undersigned Grantor (and each and all of them if more than one) for and in consideration of Ten and No/100- - - - - Dollars (\$ 10.00- - - - -) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado corporation, 931 14th Street, Denver, Colorado 80202, Grantee, its successors, assigns, lessees, licensees and agents a Right-of-Way Easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest in County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State:

A strip of land 16 feet wide, being 8 feet on each side of a centerline across the SE 1/4 NW 1/4 Section 20, T. 57 N., R. 85 W., 6th P.M., being more particularly described on the attached Exhibit for Right-of-Way No. 12485 hereby made a part hereof.

NOW THEREFORE IT IS UNDERSTOOD BETWEEN PARTIES that any damage to property or appurtenances thereon caused by activities of Grantee as aforesaid to be solely at the expense of said Grantee and repaired to the satisfaction of both parties; Said repairs, if not mutually agreed upon, are to be ascertained and appraised by three (3) disinterested persons, one of whom shall be appointed by the Grantor, one by the Grantee, and the third by the two so appointed as aforesaid, and the award of such three persons to be final and conclusive.

TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above described property, the right to clear and keep cleared all trees and other obstructions as may be necessary.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

Signed and delivered this 23 day of Sept, 19 74

Rosa Bell Wagoner
Rosa Bell Wagoner

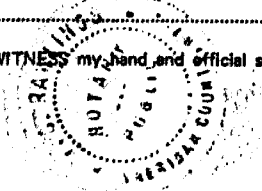
Allen G. Wagoner
Allen Gene Wagoner

STATE OF Wyoming)
COUNTY OF Sheridan) SS:

The foregoing instrument was acknowledged before me this 23rd day of Sept, 19 74

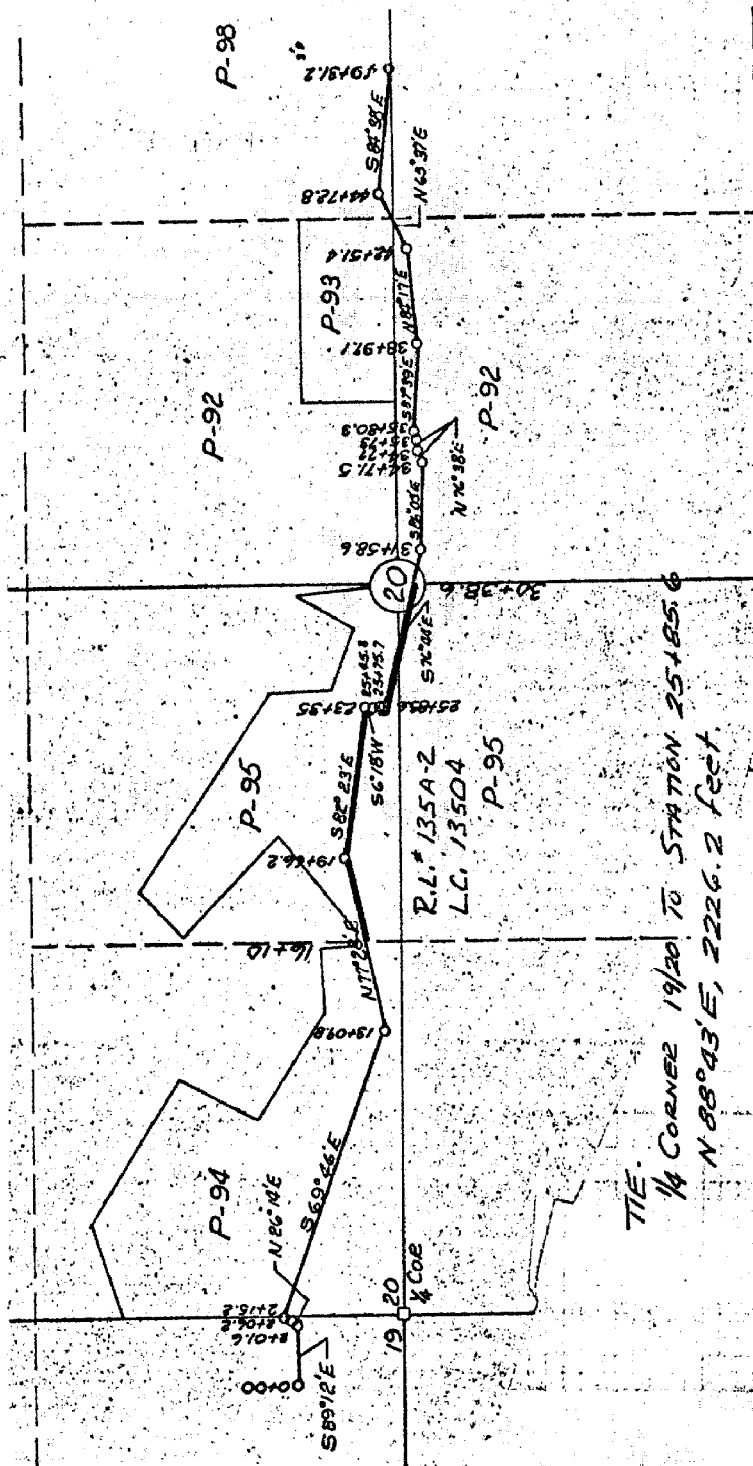
By Rosa Bell Wagoner and Allen G. Wagoner

WITNESS my hand and official seal.



W. C. Rushing
Notary Public

My Commission Expires: 5-14-78



Sec. 20

T- 57 -N

R- 85 -W

Scale 1" = 500'

The Mountain States Telephone & Telegraph Company

EXHIBIT FOR RIGHT OF WAY NO. 12485

GRANTOR ALLEN G. WAGONER

ROSA B. WAGONER