

RECORDING INFORMATION ABOVE

R/W # 36522

EASEMENT AGREEMENT

The undersigned Grantor(s) for and in consideration of TEN
Dollars (\$10.00)) and other good and valuable
consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey
unto

U S WEST Communications, Inc., a Colorado corporation, hereafter referred to as "Grantee",
whose address is 1801 California St., Suite 5100, Denver, CO 80202, its successors, assigns, lessees,
licensees, and agents a perpetual non exclusive easement to construct, reconstruct, modify,
change, add to, operate, maintain, and remove such telecommunications facilities, electrical
facilities and gas facilities, and appurtenances, from time to time, as Grantee may require
upon, over, under and across the following described land situated in the County of Sheridan,
State of Wyoming, which the Grantor owns or in which the Grantor has any interest, to wit:

SEE EXHIBIT "A & B" ATTACHED HERETO AND BY THIS REFERENCE MADE
A PART HEREOF.

Grantor further conveys to Grantee the following incidental rights:

(1) ~~A temporary right of way to be used during all periods of construction,~~
~~reconstruction, reinforcement, repair and removal upon a strip of land N/A~~ feet wide on
~~the N/A~~ side of, and a strip of land ~~N/A~~ feet wide on the ~~N/A~~ side of
said easement.

(2) The right of ingress and egress over and across the lands of Grantor to and from the
above-described property, ~~and the right to clear and keep cleared all trees and other~~
~~obstructions as may be necessary for the Grantee's use and enjoyment of the easement area.~~

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's
negligent exercise of the rights and privileges herein granted. Grantee shall have no responsibility for
pre-existing environmental contamination or liabilities.

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

Grantor covenants that he/she/they is/are the fee simple owner of said land or in which the
Grantor has any interest and will warrant and defend title to the land against all claims.

Grantor hereby covenants that no excavation, building, structure or obstruction will be
constructed, erected, built or permitted on said easement area, ~~and no change will be made by~~
~~grading or otherwise to the surface or subsurface of the easement area or to the ground~~
~~immediately adjacent to the easement area.~~

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.

RECORDING INFORMATION ABOVE

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.

Dated this 23 day of July, 1998.

Steven S. Pearce
Grantor: Steven S. Pearce Trustee

Mary M. Pearce
Grantor: Mary M. Pearce Trustee

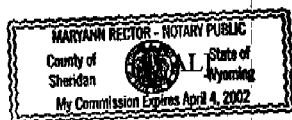
Grantor:

Grantor:

(Individual Acknowledgment)

STATE OF Wyoming }
COUNTY OF Sheridan } ss

The foregoing instrument was acknowledged before me this 23 day of July, 1998, by Steven S. Pearce and Mary M. Pearce.



Mary Ann ReCTOR
Notary Public
My commission expires April 4, 2002

Steven S. Pearce Trust and Mary M. Pearce Trust, 100 River Road, Ranchester, WY 82839

R/W# 36552
Exchange DNRHWY
1/4 Section NW4

Section 20

Job # 827A543
County Sheridan
Township 57N

Range 85W

EXHIBIT "A"

Record Owner: Steven S. & Mary M. Pearce
June 24, 1998

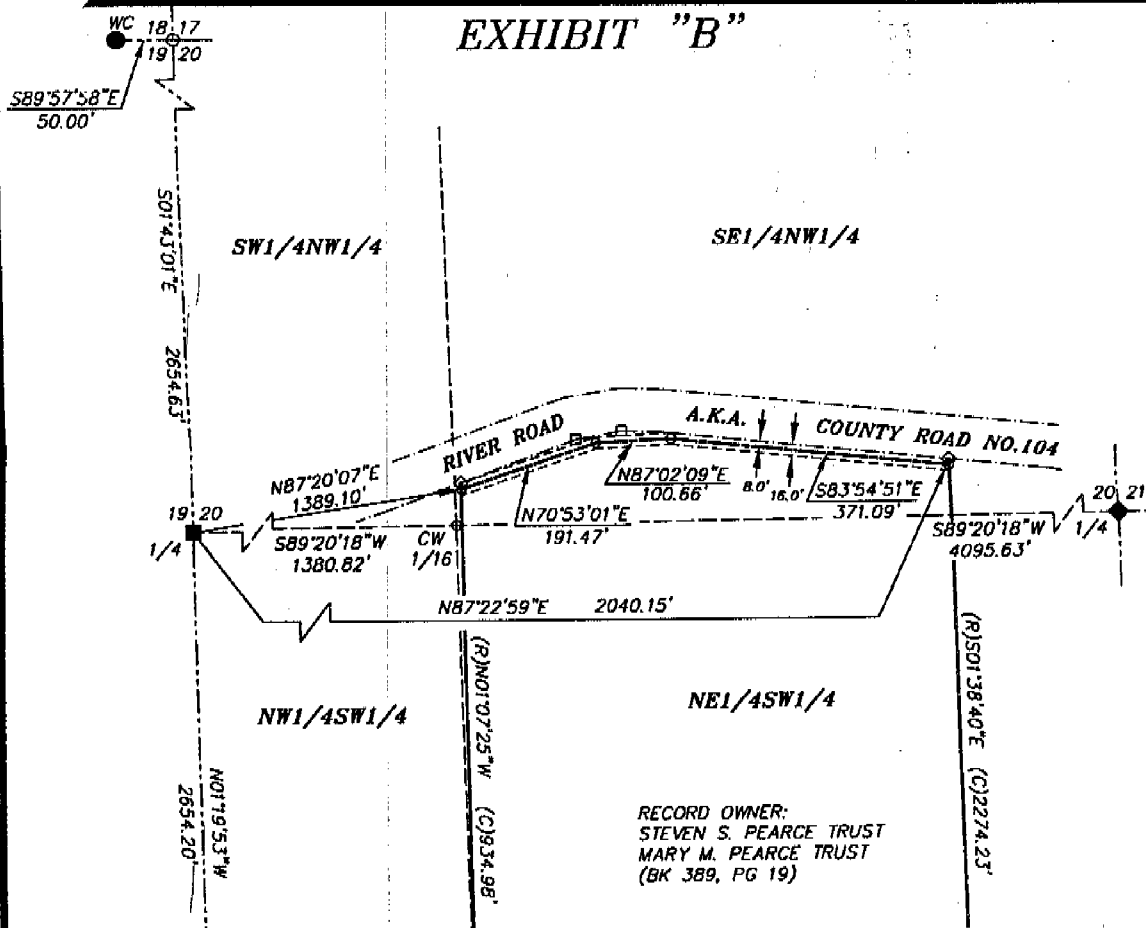
Re: 16.0' Perpetual Utility Easement

A perpetual utility easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SE¼NW¼ of Section 20, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 20, (Monumented with a 3¼" Aluminum Cap Per LS 2615); thence N87°20'07"E, 1389.10 feet to the **POINT OF BEGINNING**, said point lying on the west line of a tract of land described in Book 389 of Deeds, Page 19; thence N70°53'01"E, 191.47 feet along said centerline to a point; thence N87°02'09"E, 100.66 feet along said centerline to a point; thence, eight (8) feet south of and parallel to the southerly right of way line of River Road (A.K.A. County Road No. 104), S83°54'51"E, 371.09 feet along said centerline to the **POINT OF TERMINUS**, said point lying on the east line of said tract described in Book 289 of Deeds, Page 19 and being N87°22'59"E, 2040.15 feet from said west quarter corner of Section 20.

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

EXHIBIT "B"



LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- ◆ SET 3-1/4" ALUMINUM CAP PER LS 5369
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- CALCULATED RIGHT OF WAY CORNER (RIVER ROAD)
- ◇ CALCULATED PROPERTY LINE/ROW INTERSECTION (RIVER ROAD)
- ◇ □ NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- (C) CALCULATED
- PROPERTY LINE
- CENTERLINE OF 16.0' PERPETUAL UTILITY EASEMENT
- UTILITY EASEMENT RIGHT OF WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- COUNTY ROAD RIGHT OF WAY LINE

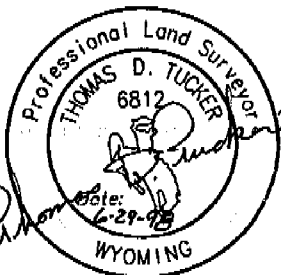
BASIS OF BEARING IS
WYOMING STATE PLANE (EAST CENTRAL ZONE).

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :
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



Date: 06-12-98
Job No. 82A543
RL No.

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

Sec. 20
SE1/4NW1/4
T-57-N
R-85-W

SCALE: 1" = 200'
SHERIDAN COUNTY, WYOMING



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

JN: 98045
DN: 98/98045RRS

U.S. WEST Communications, inc.
EXHIBIT FOR RIGHT OF WAY NO. 30522
GRANTOR STEVEN S. PEARCE TRUST
MARY M. PEARCE TRUST