

R/W No. 34474

EASEMENT

The Undersigned Grantor(s) for and in consideration of FOUR HUNDRED Dollars Exactly (\$400.00) 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, operate, maintain and remove telecommunications facilities, which are described as a remote terminal cabinet, 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:

An easement twenty (20) feet in width by twenty (20) feet in length, for a remote terminal cabinet site, located along and abutting the easterly boundary of Big Goose Road (County Road No. 85), with a site address of 1112 Big Goose Road, lying in a portion of SE 1/4 NW 1/4 of Section 20, T55N, R85W, of the 6th Principal Meridian, Sheridan County, Wyoming, said easement site being more particularly described on Exhibit A for right of way number 34474, which is attached hereto and hereby made a part hereof, a part of the property described in a memorandum of sale in Book 357 at Page 172, in the Clerk and Records Office, in Sheridan County, 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, and may landscape around exterior of easement.

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 remote terminal cabinet is approximately six (6) feet high, by eight (8) feet long, by three (3) feet wide. Under no circumstances shall this easement permit grantees to construct any other telecommunications facilities above ground larger than the cabinet specified which would place a greater burden on grantor.

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 25 day of September, 1995.

Peter A. B. Widener, Jr.
Peter A. B. Widener, Jr., Grantor

Lucy Widener
Lucy Widener, Grantor

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 25 day of September, 1995.
By Peter A. B. Widener, Jr., and Lucy Widener, husband and wife, Grantors.

Witness my hand and official seal:

WILL EWING
4010 A South Poplar St. # 1112
Casper, Wyoming 82601

Notary Public
My Commission Expires: Jan 4, 1999

Grantor:
Peter and Lucy Widener
568 Beaver creek Road
Sheridan, Wyoming 82801



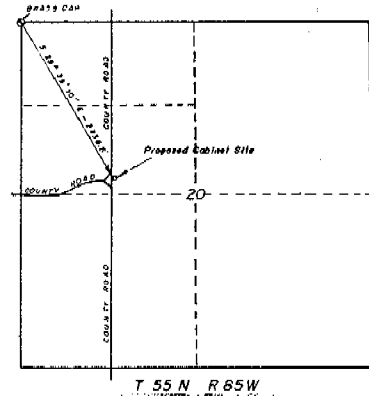
R/W #34474
JOB #427A388
EXCH: Sheridan

EXHIBIT A

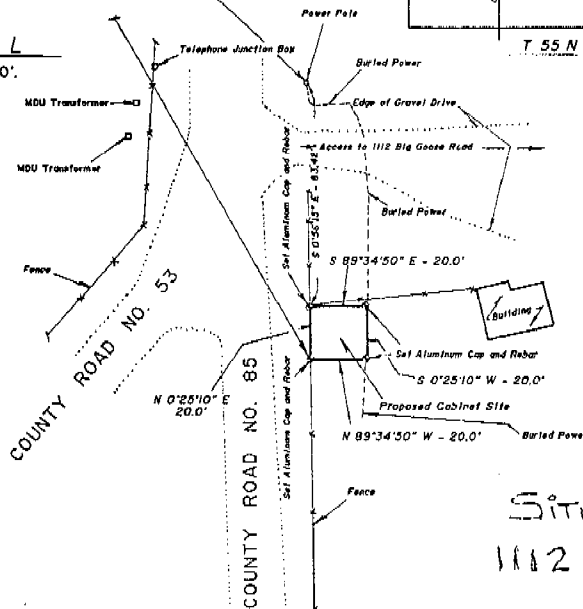
Basis of Bearing is Wyoming State Plane (East Central Zone).

LOCATION
SCALE: 1" = 2000'

T 55 N R 85 W
18 17
19 20
Brass Cap
Northwest Corner of
Section 20, T55N, R85W



DETAIL
SCALE: 1" = 50'



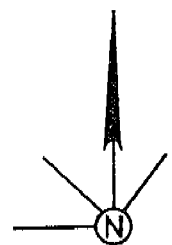
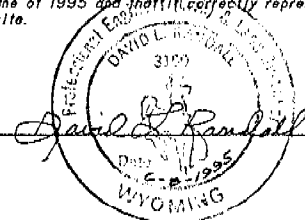
SITE ADDRESS -
1112 BIG GOOSE ROAD.

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming, being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this map was made from field notes of an actual survey performed by me in May and June of 1995 and that it correctly represents the location of the proposed cabinet site.

Registration No. 3159 PE & LS



Sec. 20

T- 55 -N
R- 85 -W

Scale 1" = 50'

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 34474

GRANTOR Peter A. B. Widener Jr. and Lucy Widener
568 Beaver Creek Road

Date June 8, 1995

Job No. 427A388

RL No. 1075