

EASEMENT

R/W RW083327

The Undersigned Grantor (and each and all of them if more than one) for and in valuable consideration, do hereby grant and convey to U S WEST Communications, Inc., a Colorado corporation, (Grantee) whose address is 250 Bell Plaza, Salt Lake City, Utah 84111, 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:

ALG) SIX FOOT EASEMENT THE CENTER LINE AS FOLLOWS: COM 99 FT 30. AND 102 FEET WEST OF THE N.E. COR. OF LOT 4, BLK 53, SPANISH FORK PLAT "A" TH; SOUTH 94 FEET TH; WEST 12 FEET TH; SOUTH 14 FEET TH; WEST 12 FEET. THIS R/W IS GRANTED ON THE CONDITION IF IT INTERFERES WITH CONSTRUCTION OF BUILDINGS, THE SAME WILL BE RELOCATED BY U.S. WEST AT ITS EXPENSE.

situate in County of UTAH, State of Utah.

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 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.

Signed and delivered this 5TH day of JANUARY, A.D., 1995

At SPANISH FORK, UTAH

Grantor

Fred R. Jex

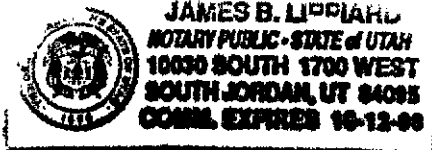
STATE OF UTAH)

SS

COUNTY OF UTAH)

On the 5TH day of JANUARY, 1995, personally appeared before me FRED R. JEX, the signer of the above instrument, who duly acknowledged to me that (he) (she) (they) executed the same.

WITNESS my hand and official seal this 5TH day of JANUARY, 1995.



James B. Lippiard
Notary Public
ENT 40482 BK 3706 PG 673
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 JUN 27 10:54 AM FEE 10.00 BY MB
RECORDED FOR U S WEST COMMUNICATIONS

JOB 43669XP

- BLK 53 - SPANISH FORK PLAT "A"

Mail to: U S WEST Communications, 250 Bell Plaza rm 1110A, SLC, Ut. 84111