

12

EASEMENT

R/W 83680

The Undersigned Grantor (and each and all of them if more than one) for 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 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:

6266222

A strip of land Seven (7') feet in width parallel and contiguous to the West Right of Way boundary of the D. & R.G.W. Railroad situated in a tract of land more particularly described as follows:

Beginning N.00°32'W. 571.699' & S.89°55'59"E. 40' from the Southwest corner of Section 18, T.2S., R.1W., S.L.B.M., thence N.00°32'W., 748.73'; thence S.89°57'14"E., 951.21'; thence S.00°32'E., 1287.36'; thence N.89°55'59"W., 808.206'; thence N'ly along curve to Radius 559.713'; N.89°55'59"W. 301.35' to point of beginning.

situate in County of Salt Lake , 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 15 th day of January , A.D., 19 96

At 1880 E. Delann Lane, Salt Lake

Grantor J L C Investment

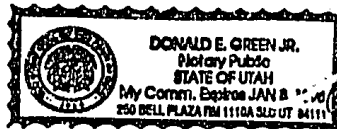
By John R. Gunther

Title Owner

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

The foregoing instrument was acknowledged before me this 15 th day of January , 1996 , by John R. Gunther the owner of The J L C Investment

WITNESS my hand and official seal this 15 th day of January , 19 96 .



Donald E. Green Jr. Notary Public

526M539 Salt Lake - SW 1/4 18 T2S R1W SLB&M - PARCEL: 21-18-351-4001

Mail to: U S WEST Communications, 1425 West 3100 South, W.V.C., Ut. 84119

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6266222
01/29/96 09:20 AM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
U.S. WEST COMMUNICATIONS
REC BY: V ASHBY , DEPUTY - HP

RIGHT-OF-WAY NO 88680

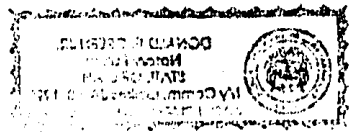
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EXCHANGE Keams

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Salt Lake

DON GREEN
RIGHT-OF-WAY



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