The Undersigned Grantor (and each and all of them if more than one) for Four Thousand and No/100 Dollars (\$4,000.00) and other 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:

Commencing North 2952.52 feet and East 1550.44 feet from Southwest Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence East 15.0 feet; thence North 20.0 feet; thence West 15.0 feet; thence South 20.0 feet to end; situate in County of <u>Utah</u>, 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 day of	, A.D., 1996
At 6068 So 1700W.  Salt Lake, Ut 84123  Grantor Robert W.  Robert W.	Swain Swain Swain
1	RANDALL A. COVINGTO TAH COUNTY RECORDE 196 OCT 3 10:04 AM FEE 10.00 BY ECORDED FOR US WEST COMMUNICATIONS by appeared before me bove instrument, who
	wainy Public
D.1. + 528-72-7680	



