

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:

An easement Six (6') feet in width situated in part of Section 11, 13 and 14 of Township 4 South, Range 5 West, Salt Lake Base and Meridian. Centerline of said easement is more particularly shown on Exhibit "A" attached hereto and made a part hereof:

- (11) 6-17-1
- (13) 6-17-6
- (13) 6-17-5
- (14) 6-17-1

situate in County of Tooele, 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 20<sup>th</sup> day of February, A.D., 1997

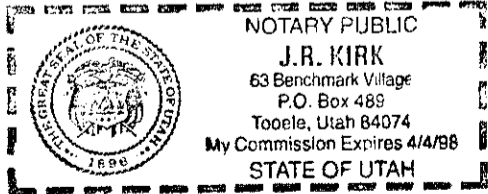
At 10:00 AM Grantor DIAMOND B Y Ranches, LLC  
By Bruce Balinder  
Title Partner

STATE OF UTAH )  
 ) SS  
COUNTY OF TOOELE )

The foregoing instrument was acknowledged before me this 25 day of Feb, 1997, by Bruce Balinder the Partner of The DIAMOND B Y Ranches, LLC

WITNESS my hand and official seal this 25 day of Feb, 1997.

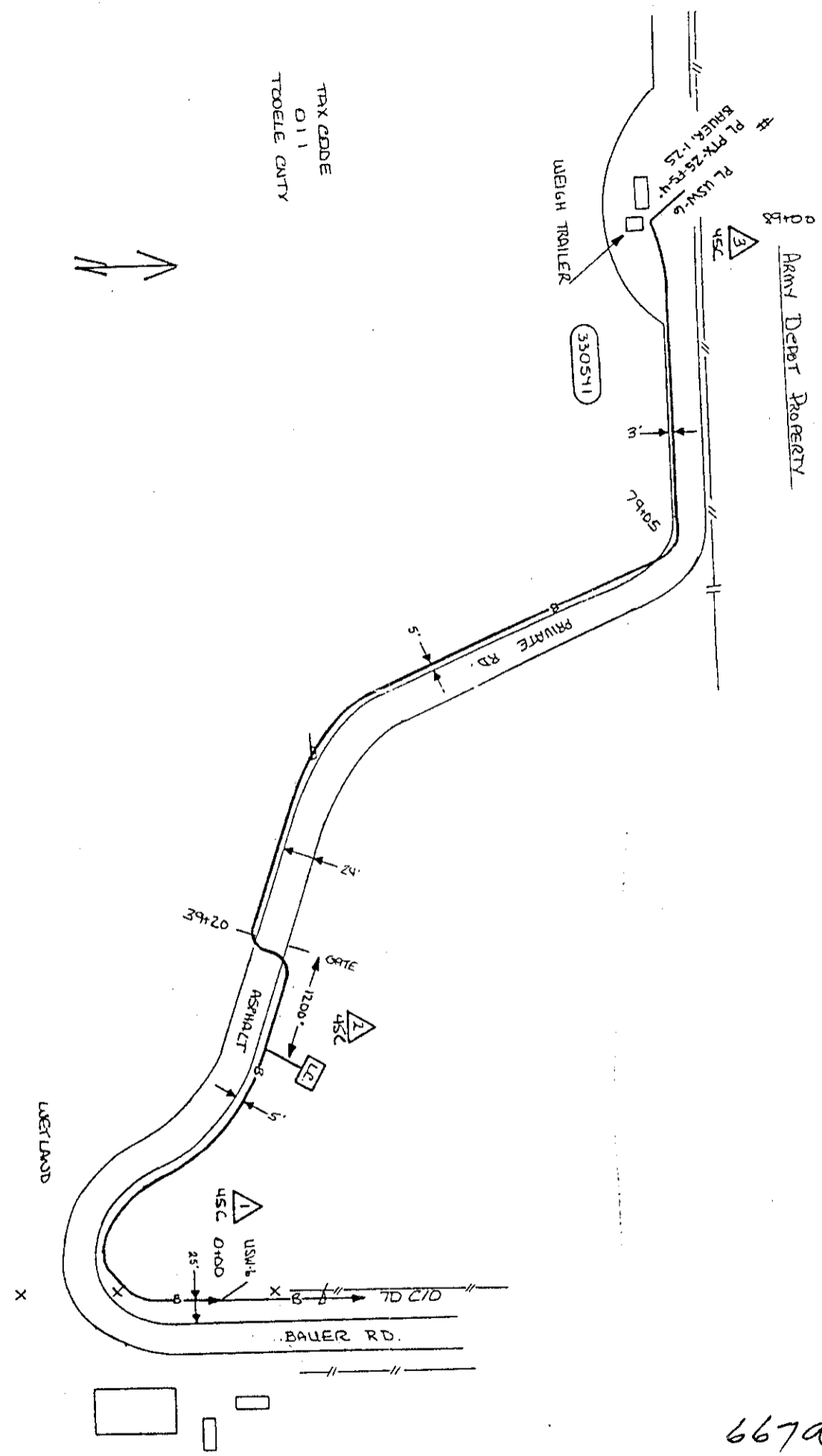
J.R. Kirk  
Notary Public



667  
0452 P  
28-MAR-1997 11:36AM  
14.00 CHECK  
DUNN MCKENDRICK, RECORDER  
FILED BY RGO  
FOR U S WEST COMMUNICATIONS  
TOOELE COUNTY CORPORATION

JOB N 262815 Tooele - 1/4 11, 13 & 14 T4S R5W SLB&M - PARCEL:6-17

Mail WEST Communications, 1425 West 3100 South, W.V.C., Ut. 84119



Job # 626H975  
Wire Center: Tooele

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