

12

EASEMENT

R/W R#083171

6035617

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:

The Southerly 10 feet of Lot 18, Utah Auto Mall Subdivision, Phase 1, a part of the Southeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian,

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. 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 21st day of February, A.D., 1995

At Murray Utah

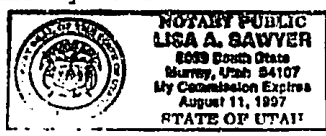
Grantor Lawrence H. Miller

Karen G. Miller

STATE OF UTAH)
COUNTY OF Salt Lake)

On the 21st day of February, 1995, personally appeared before me Lawrence H. Miller & Karen G. Miller, 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 21st day of February, 1995.



Lisa A. Sawyer
Notary Public

536A918 DRAPER - SEX 13 T3S R1W SLB&M - PARCEL:

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

BR 7112 PG 0851

RIGHT-OF-WAY NO. RR#083171

JOB NO. 536A918

EXCHANGE DRAPER

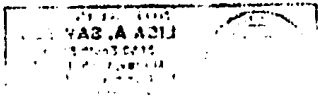
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SALT LAKE

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MICHAEL JOHNSON

03/07/95 1:53 PM 6035617 12-00
RECORDER, SALT LAKE COUNTY, UTAH
NANCY WORKMAN
U.S. WEST COMMUNICATIONS
REC BY:Z JOHANSON DEPUTY - MP



BK 7112 Pg 0852