

RIGHT-OF-WAY EASEMENT

THE UNDERSIGNED GRANTOR (AND EACH AND ALL OF THEM IF MORE THAN ONE) FOR AND IN CONSIDERATION OF Other valuable consideration DOLLARS (\$ _____) IN HAND PAID BY THE GRANTEE, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, HEREBY GRANTS, BARGAINS AND CONVEYS UNTO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, 931 14TH STREET, DENVER, COLORADO, 80202, GRANTEE, ITS SUCCESSORS, ASSIGNS, LESSEES, LICENSEES AND AGENTS A RIGHT-OF-WAY EASEMENT AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES, FROM TIME TO TIME, AS SAID 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 16 1/2 FEET OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF AND ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF OLD COLORADO HIGHWAY #14 BEING LOCATED IN SECTION SEVEN (7), TOWNSHIP SEVEN (7) NORTH, RANGE SIXTY-EIGHT (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN: CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 AS BEARING S.02°04'03"W., AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE SOUTHWEST CORNER OF FT. COLLINS INDUSTRIAL PARK; THENCE N.01°55'36" E., 2131.88 FEET TO A POINT ON THE WEST LINE OF SAID FT. COLLINS INDUSTRIAL PARK; THENCE N.50°01'54"W., 1919.22 FEET; THENCE N.89°36'58"W., 58.51 FEET; THENCE N.02°04'03"E., 420.87 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE COLORADO & SOUTHERN RAILROAD; THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY LINE, N.89°36'37"W., 872.85 FEET TO THE NORTHEAST CORNER OF ANDERSON PLACE SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, S.02°04'03"W., 1250.83 FEET TO THE SOUTH LINE OF AFOREMENTIONED ANDERSON PLACE SUBDIVISION; THENCE ALONG SAID SOUTH LINE, N.87°55'57"W., 370.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION SEVEN; THENCE ALONG SAID WEST LINE, S.02°04'03"W., 30.00 FEET; THENCE S.87°55'57"E., 318.00 FEET TO A POINT ON THE EAST SIDE OF A TRACT OF LAND RECORDED WITH LARIMER COUNTY IN BOOK 1439 AT PAGE 394; THENCE ALONG SAID EAST LINE, S.02°04'03"W., 300.00 FEET; THENCE S.87°55'57"E., 503.00 FEET; THENCE S.02°04'03"W., TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OLD COLORADO HIGHWAY #14; THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT OF WAY OF OLD COLORADO HIGHWAY #14 TO THE POINT OF BEGINNING,

SITUATE IN COUNTY OF LARIMER, STATE OF COLORADO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE LANDS OF THE GRANTOR TO AND FROM THE ABOVE-DESCRIBED PROPERTY, THE RIGHT TO CLEAR AND KEEP CLEARED ALL TREES AND OTHER OBSTRUCTIONS AS MAY BE NECESSARY AND THE RIGHT TO PERMIT OTHER UTILITY COMPANIES TO USE THE RIGHT OF WAY JOINTLY WITH GRANTEE FOR THEIR UTILITY PURPOSES.

THE GRANTOR RESERVES THE RIGHT TO OCCUPY, USE, AND CULTIVATE SAID PROPERTY FOR ALL PURPOSES NOT INCONSISTENT WITH THE RIGHTS HEREIN GRANTED.

SIGNED AND DELIVERED THIS 17th DAY OF July, A.D., 1973.
AT _____
John M. Johnson

Property Owner

STATE OF COLORADO
COUNTY OF Weld SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 1973, BY John M. Johnson

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES February 8, 1977

Nancy J. Schneider
NOTARY PUBLIC

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