

Initialed For Identification _____

RECORDED NOVEMBER 7, 2001 BK 428 PG 153 NO 391871 AUDREY KOLTISKA, COUNTY CLERK

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: A.C. Ranch, c/o Tom or John Koltiska
With an address of: 538 Wyarno Road, Sheridan, WY 82801
do hereby grant unto Powder River Energy Corporation, a cooperative corporation (hereinafter called the Cooperative)
whose corporate headquarters post office address is Sundance, Wyoming and to its successors and assigns an easement
30 feet in width along with the right to enter upon the hereinafter described lands and to construct thereon, operate,
change framing and voltage and maintain electric lines and associated facilities and equipment and to cut and trim trees
and shrubbery that may interfere with or threaten to endanger the operations and maintenance of said lines, facilities
and equipment, including the right of ingress and egress to and from said lands, to wit:

T57N, R83W, 6th P.M., Sheridan County, Wyoming

SECTION 30: SWSE
SECTION 31: S/2
SECTION 32: (N/2)SW, NWSE

as shown on the attached map marked "Exhibit A".

The undersigned agree that all poles, wire and other facilities and equipment installed at the Cooperative's
expense on said described lands shall be and remain the property of the cooperative, removable at the option of the
cooperative upon the termination of services to, or through said lands.

The undersigned covenant that they are the owners of the above described land and that said lands are free and
clear of encumbrances and liens of whatsoever character except those held by the following described persons:

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of
Wyoming.

IN WITNESS WHEREOF, the undersigned have set their hands this 5th day of Oct. 2001

A.C. Ranch Inc
R. John D. Koltiska Pres

State of Wyo)
County of Sheridan)ss

The foregoing instrument was acknowledged before me this 5th day of Oct. 2001
by A.C. Ranch, Inc. by John D. Koltiska



hand official seal

Caren V. Smith
Notary Public

My commission expires: 10/4/2002

Wo 2896

(2428)

“EXHIBIT A”

A. C. Ranch, Inc.

T57N, R83W, 6th P.M., Sheridan County, Wyoming

SECTION 30: SWSE
 SECTION 31: S/2
 SECTION 32: (N/2)SW, NWSE

Beginning at the NW corner of Section 31, T57N, R83W, Sheridan County, Wyoming, (POINT OF BEGINNING); thence bearing approximately S18°28'E for an approximate distance of 4249', to the point where Powder River Energy Corporation's new three-phase overhead power line enters A.C. Ranch, Inc. property (TRUE POINT OF BEGINNING).

The new three-phase overhead power line continues from this point bearing approximately S87°25'E for an approximate distance of 400'; thence bearing approximately S89°34'E for an approximate distance of 1089'; thence bearing approximately S86°13'E for an approximate distance of 241', where the power line “taps” to the north (Tap A).

Tap A continues from the point of intersection bearing approximately N23°28'W for an approximate distance of 1001'; thence bearing approximately N23°25'W for an approximate distance of 171'; thence bearing approximately N02°07'E for an approximate distance of 2248'; thence bearing approximately N02°07'E for an approximate distance of 741'; thence bearing approximately N02°01'E for an approximate distance of 981', where the power line terminates at a meter pole (END TAP A), this point being located on an approximate bearing of N69°48'W and at an approximate distance of 2709' from the SE corner of Section 30, T57N, R83W, Sheridan County, Wyoming.

From the point of intersection the main line continues bearing approximately S89°50'E for an approximate distance of 1608'; thence bearing approximately N84°46'E for an approximate distance of 1629' (crossing into Section 32 in mid-span); thence bearing N84°42'E for an approximate distance of 403', where the power line “taps” to the north (Tap B).

Tap B continues from the point of intersection bearing approximately N00°29'E for an approximate distance of 1049', where the power line terminates at a meter pole (END TAP B), this point being located on an approximate bearing of S26°14'E and at an approximate distance of 3210' from the NW corner of Section 32, T57N, R83W, Sheridan County, Wyoming.

From the point of intersection the main line continues bearing approximately N84°54'E for an approximate distance of 702'; thence bearing approximately N85°50'E for an approximate distance of 1309'; thence bearing approximately N02°32'E for an approximate distance of 1039', where the power line terminates at a meter pole (POINT OF ENDING), this point being located on an approximate bearing of N35°34'W and at an approximate distance of 3264' from the SE corner of Section 32, T57N, R83W, Sheridan County, Wyoming.

The above description is for a three-phase 24.9/14.4kV overhead power line “Right-of-Way”, 30' in width, being 15' on either side of centerline extending an approximate total distance of 1,290 feet.

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“EXHIBIT A”

A. C. Ranch, Inc.

T57N, R83W

