

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Seven Brothers Ranches Inc.
2585 Heartland Dr., Sheridan WY 82801

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Powder River Energy Corporation, a Wyoming cooperative corporation utility (hereinafter called the Cooperative) whose corporate headquarters post office address is P.O. Box 930, 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 31: SE $\frac{1}{4}$ SW $\frac{1}{4}$

T56N, R84W, 6th P.M., Sheridan County, Wyoming

SECTION 01: NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$

as shown on the attached map marked "Exhibit A" incorporated into this document by this reference.

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 the described centerline, including but not limited to any and all meter poles, anchors and guy structures that are affixed to the power line and located by necessity outside of the herein described 30 foot right-of-way corridor.

The undersigned agrees that all poles, wire and other facilities and equipment installed at the Cooperative's expense on the above 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 warrants it/they are the owner(s) of the above described land and have proper authority to execute this easement on behalf of Grantor.

IN WITNESS WHEREOF, the undersigned have executed and endorsed this Right of Way Easement this

7th day of JUNE, 2005

Harvey Dunham
Harvey Dunham

State of WYOMING)
County of SHERIDAN) ss

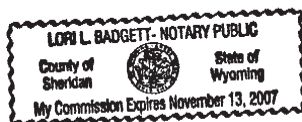
The foregoing instrument was acknowledged before me this 7th day of JUNE, 2005

by HARVEY DUNHAM

Witness my hand official seal

My commission expires: 11-13-07

SEAL



Lori L. Badgett
Notary Public

Ray Frigo 6-30-05
Acknowledged by: Powder River Energy Corp. Date
Ray Frigo Project Supervisor

Initialed for Identification _____

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Exhibit "A"

Seven Brothers Ranches Inc.

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

Section 31: SE $\frac{1}{4}$ SW $\frac{1}{4}$

T56N,R84W, 6th P.M., Sheridan County, Wyoming

Section 01: NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$

Beginning at a point in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, from which the Southwest corner of Section 31, T.57N., R.83W., 6th P.M., Sheridan County, Wyoming, bears approximately S.45°W., for an approximate distance of 1,895 feet. Thence along the centerline of an easement, the bearings and distances of which are approximate. S.01°W., a distance of 1,337 feet; thence S.30°W., a distance of 701 feet; thence S.01°E., a distance of 1,446 feet; thence S.73°E., a distance of 822 feet, to the end of said easement in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 01. T.56N., R.84W., 6th P.M., Sheridan County, Wyoming.

The above description is for a three-phase 24.9/14.4kV overhead power line "Right-of-Way", 30 feet in width, being 15 feet on either side of centerline also allowing for any guying, anchoring, and metering, extending an approximate total distance of 4,306 feet.

