

POWDER RIVER ENERGY CORPORATION  
SUNDANCE, WYOMING  
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: The Hutton Ranch a Wyoming Limited Partnership  
P.O. Box 4007, 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, R81W, 6<sup>th</sup> P.M., Sheridan County, Wyoming

SECTION 16: NW $\frac{1}{4}$  NW $\frac{1}{4}$ , NE $\frac{1}{4}$  NW $\frac{1}{4}$ , NW $\frac{1}{4}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NW $\frac{1}{4}$ ,  
NW $\frac{1}{4}$  SW $\frac{1}{4}$ , SW $\frac{1}{4}$  SW $\frac{1}{4}$ , SE $\frac{1}{4}$  SW $\frac{1}{4}$   
SECTION 17: NE $\frac{1}{4}$  SE $\frac{1}{4}$   
SECTION 21: NE $\frac{1}{4}$  NW $\frac{1}{4}$ , NW $\frac{1}{4}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  SE $\frac{1}{4}$ , SE $\frac{1}{4}$  SE $\frac{1}{4}$ ,  
SW $\frac{1}{4}$  SE $\frac{1}{4}$

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

The above description is for an overhead power line "Right-of-Way", 30 feet in width, being 15 feet 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 easement.

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

13 day of February, 2008

Malcolm B Hutton  
Malcolm B. Hutton

State of Wyoming)  
County of Sheridan)ss

The foregoing instrument was acknowledged before me this 13 day of Feb, 2008

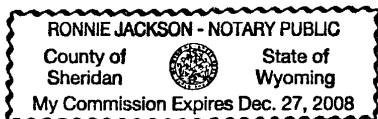
by Malcolm B. Hutton Senior Partner of The Hutton Ranch a Wyoming Limited Partnership

Witness my hand official seal

My commission expires: 12/27/08

SEAL

Ronnie Jackson  
Notary Public



Ronnie Jackson 2-13-08  
Acknowledged by: Powder River Energy Corp. Date  
Right of Way Agent or Project Supervisor

700

Initialed for Identification *WBE*

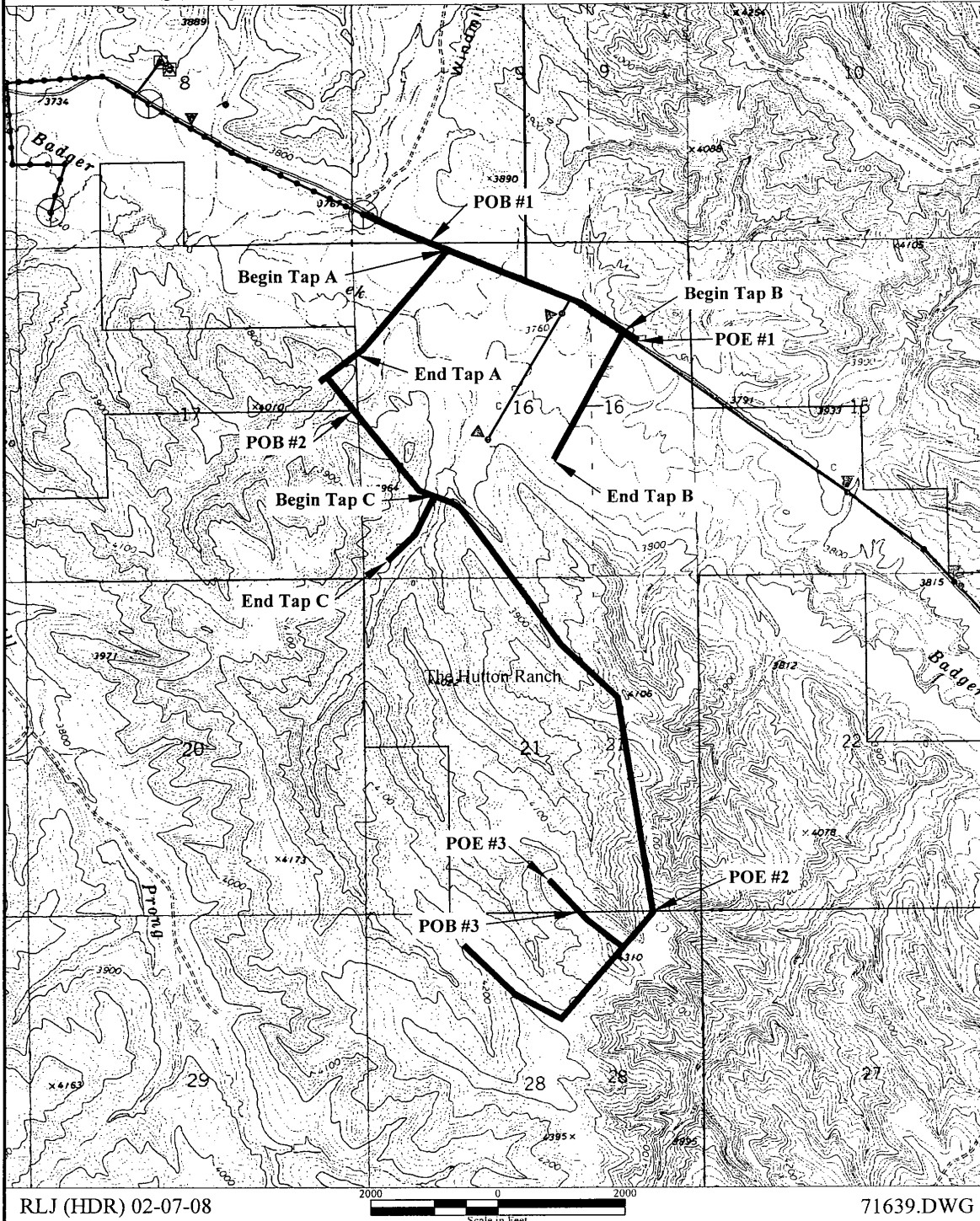
**Exhibit "A"**  
**The Hutton Ranch**  
**a Wyoming Limited Partnership**

T57N, R81W, 6th P.M., Sheridan County, Wyoming

Section 16: NW $\frac{1}{4}$  NW $\frac{1}{4}$ , NE $\frac{1}{4}$  NW $\frac{1}{4}$ , NW $\frac{1}{4}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NW $\frac{1}{4}$ ,  
NW $\frac{1}{4}$  SW $\frac{1}{4}$ , SW $\frac{1}{4}$  SW $\frac{1}{4}$ , SE $\frac{1}{4}$  SW $\frac{1}{4}$

Section 17: NE $\frac{1}{4}$  SE $\frac{1}{4}$

Section 21: NE $\frac{1}{4}$  NW $\frac{1}{4}$ , NW $\frac{1}{4}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  SE $\frac{1}{4}$ , SE $\frac{1}{4}$  SE $\frac{1}{4}$ ,  
SW $\frac{1}{4}$  SE $\frac{1}{4}$



## Legal Description

T57N, R81W, 6th P.M., Sheridan County, Wyoming

**Section 16:** NW¼ NW¼, NE¼ NW¼, NW¼ NE¼, NE¼ NE¼, SE¼ NE¼, SW¼ NW¼, NW¼ SW¼, SW¼ SW¼, SE¼ SW¼

**Section 17:** NE¼ SE¼

**Section 21:** NE¼ NW¼, NW¼ NE¼, SW¼ NE¼, SE¼ NE¼, NE¼ SE¼, SE¼ SE¼, SW¼ SE¼

Bearings and distances are approximate, based on GPS gathered data and projected in NAD 83 WYO East Central, U.S. Foot.

Commencing at the Northwest corner of Section 16, thence N.90°00'E., for a distance of 1,216 feet, more or less, to POB #1 (Point of Beginning) on the North line of the NW¼ NW¼ of Section 16. Thence S.67°56'E., a distance of 311 feet, more or less, to the beginning of "Tap A"; thence S.40°10'W., a distance of 2,071 feet, more or less; thence S.53°00'W., a distance of 133 feet, more or less, to the end of said "Tap A", at a point on the West line of the SW¼ NW¼ of Section 16. Thence continuing S.67°56'E., a distance of 2,258 feet, more or less; thence S.56°17'W., a distance of 814 feet, more or less, to the beginning of "Tap B". Thence S.28°48'W., a distance of 2,297 feet, more or less, to the end of said "Tap B" at a point in the NW¼ SE¼ Section 16. Thence continuing S.56°16'E., a distance of 273 feet, more or less, to POE #1 (Point of Ending) at a point in the SE¼ NE¼ of Section 16. Thence commencing again at the Southeast corner of Section 17, N.03°26'W., for a distance of 2,652 feet more or less, to POB #2 on the North line of the NE¼ SE¼ of Section 17. Thence S.39°06'E., a distance of 1,631 feet, more or less; thence S.69°17'E., a distance of 255 feet, more or less, to the beginning of "Tap C". Thence S.26°26'W., a distance of 681 feet, more or less; thence S.46°19'W., a distance of 598 feet, more or less, to the end of said "Tap C" at a point in the SW¼ SW¼ of Section 16. Thence continuing S.69°17'E., a distance of 298 feet, more or less; thence S.56°19'E., a distance of 159 feet, more or less; thence S.36°47'E., a distance of 1,767 feet, more or less; thence S.35°53'E., a distance of 895 feet, more or less; thence S.46°51'E., a distance of 1,223 feet, more or less; thence S.09°24'E., a distance of 1,998 feet, more or less; thence S.09°08'E., a distance of 1,424 feet, more or less, to POE #2 at a point on the South line of the SE¼ SE¼ of Section 21. Thence commencing again at the Southeast corner of Section 21, S.89°26'W., for a distance of 1,917 feet more or less, to POB #3 on the South line of the SW¼ SE¼ of Section 21. Thence N.43°36'W., a distance of 704 feet, more or less, to POE #3 and the end of said easement at a point in the SW¼ SE¼ Section 21.

The above description is for a power line "Right-of-Way", extending a total distance of 19,790 feet, more or less.