

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

SECTION 15: NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

SECTION 16: SE $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 22: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 23: 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 $\frac{1}{4}$

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

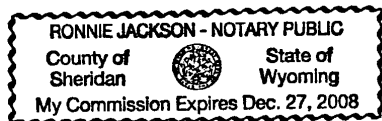
by Malcolm B. Hutton Senior Partner of The Hutton Ranch a Wyoming Limited Partnership

Witness my hand official seal

Ronnie Jackson
Notary Public

My commission expires: 12/27/08

SEAL



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

Initialed for Identification W B H

Exhibit "A"

The Hutton Ranch a Wyoming Limited Partnership

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

Section 15: NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

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

Section 22: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: 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 $\frac{1}{4}$

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

Commencing at the Northeast corner of Section 16, thence S.26°33'W., for a distance of 1,755 feet, more or less, to POB #1 (Point of Beginning) in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16. Thence S.55°59'E., a distance of 1,020 feet, more or less, to POE #1 (Point of Ending) at a point on the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16. Thence commencing again at the Northwest corner of Section 15, thence S.15°43'E., for a distance of 2,728 feet, more or less, to POB #2 on the North line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15. Thence S.53°11'E., a distance of 3,730 feet, more or less; thence S.43°31'E., a distance of 2,733 feet, more or less; thence S.25°00'E., a distance of 3,291 feet, more or less, to POE #2 and the end of said easement at a point in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23.

The above description is for a power line "Right-of-Way", extending a total distance of 10,744 feet, more or less.

