

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 16: NW¼ NE¼

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

10 day of March, 2008

Malcolm B. Hutton
Malcolm B. Hutton

State of WYOMING)
)ss
County of SHERIDAN

The foregoing instrument was acknowledged before me this 10th day of MARCH, 2008
by Malcolm B. Hutton Senior Partner of The Hutton Ranch a Wyoming Limited Partnership

Witness my hand official seal

My commission expires: 12/7/2008

SEAL

Marcella Borzenski
Notary Public



Ray Trigo 3-14-08
Acknowledged by: Powder River Energy Corp. Date
Right of Way Agent or Project Supervisor

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Initialed for Identification WBT

Exhibit "A"
The Hutton Ranch
a Wyoming Limited Partnership

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

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

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.77°21'W., for a distance of 2,672 feet, more or less, to POB (Point of Beginning) in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16. Thence N.00°21'W., a distance of 570 feet, more or less, to POE (Point of Ending) and the end of said easement at a point on the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16.

The above description is for a power line "Right-of-Way", extending a total distance of 570 feet, more or less.

