



**MEMORANDUM OF EASEMENT AND
RIGHT-OF-WAY AGREEMENT**

WO# 210652 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **Daniel Bainbridge and Laura Bainbridge, husband and wife** (Grantor) has entered into an Easement and Right-of-Way Agreement with Powder River Energy Corporation (PRECorp), a Wyoming cooperative utility (Grantee).

The legal description of the centerline of the easement and property affected is attached hereto and marked as Exhibit A. Any third party who desires to know the terms and conditions of the Easement and Right-of-Way Agreement may direct a request to Grantor and Grantor shall be free to divulge any and all information associated with the Easement and Right-of-Way Agreement between Grantor and Grantee.

Any requests for information may be sent to Grantor at the following address:

Daniel & Laura Bainbridge
1898 Fort Rd. #196
Sheridan, WY 82801

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 7 day of September, 2021.

GRANTOR:

Print: Daniel Bainbridge

Sign: Daniel Bainbridge

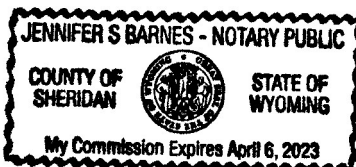
Print: Laura Bainbridge

Sign: Laura Bainbridge

STATE OF Wyoming)
COUNTY OF Sheridan) ss.

On this the 7 day of September, 2021, before me, the undersigned officer, personally appeared **Daniel Bainbridge and Laura Bainbridge, husband and wife**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that s/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
(SEAL)



J. Barnes
Notary Public
My Commission Expires: April 6, 2023



2021-772744 9/24/2021 10:00 AM PAGE: 2 OF 3
FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 14 day
of September, 2021.

GRANTEE:

Print: Powder River Energy Corporation

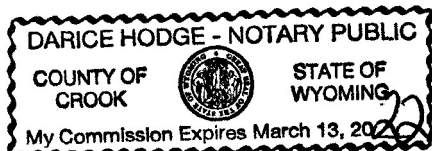
Sign: Cassie Bossman
Land Services Agent

STATE OF Wyoming)
COUNTY OF CROOK) ss.

On this the 14 day of September, 2021, before me, the undersigned
officer, personally appeared Cassie Bossman, Land Services Agent for Powder
River Energy Corporation, known to me or satisfactorily proven to be the person whose
name is subscribed to the within instrument and acknowledged that s/he executed the
same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
(SEAL)

Darice Hodge
Notary Public
My Commission Expires 3/13/22





2021-772744 9/24/2021 10:00 AM PAGE: 3 OF 3
FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



"Exhibit A"

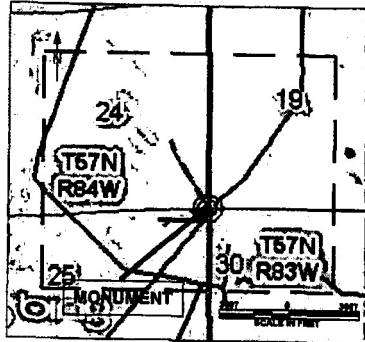
Bainbridge

T57N, R84W, 6th P.M., Sheridan County, Wyoming
Section 24: E 1/2 SE

Page 1 of 1
By and Between
Bainbridge and Powder
River Energy Corp
Initials *DS JB*

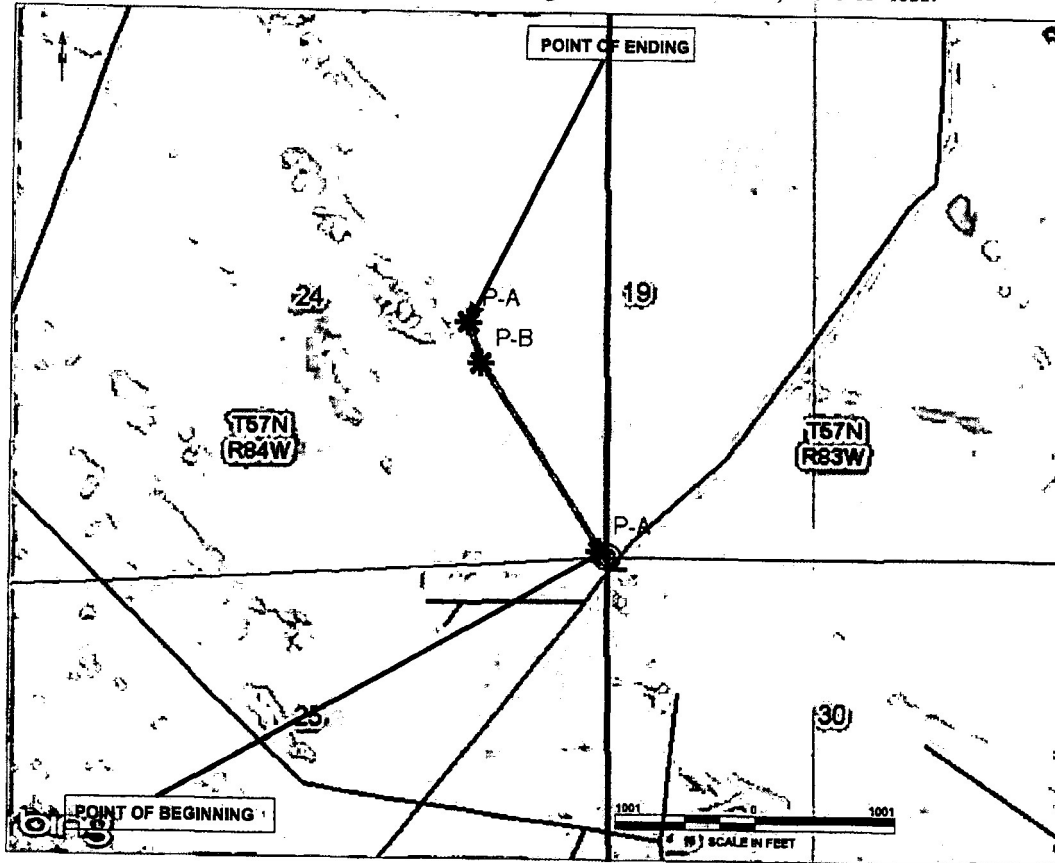
WO#: 210652

Bearing and distances are approximated based on GPS data gathered and projected into
NAD 83 Wyoming State Plane, East Central Zone, US Survey feet.



An easement 30 Feet in width, being 15 Feet on each side when measured at right angles to the following described line. Commencing at the Southeast Corner of Section 24, T57N, R84W located at 44°53'38.088"N, 106°55'33.508"W, thence N0°22'10"W a distance of 35 Feet, more or less, to the Point of Beginning; thence S89°36'31"W a distance of 42 Feet, more or less; thence N32°11'52"W a distance of 1612 Feet, more or less; thence N18°19'20"W a distance of 306 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 1960 Feet, more or less.



Point P-A is set at the center of a circular tract of land with a radius of 40 feet.
Point P-B is set at the center of a circular tract of land with a radius of 35 feet.

08/13/2021

NO. 2021-772744 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
POWDER RIVER ENERGY CORP P O BOX 930
SUNDANCE WY 82729