



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

WO# 220106 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **Golden Bungalow Properties, LLC, a Wyoming limited liability company (Grantor)** has entered into an Easement and Right-of-Way Agreement with Powder River Energy Corporation (PRECorp), a Wyoming cooperative utility (**Grantee**).

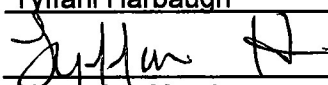
The legal description of the centerline of the easement and property affected is attached hereto and marked as Exhibit A. Any third party who desires to know the terms and conditions of the Easement and Right-of-Way Agreement may direct a request to **Grantor** and **Grantor** shall be free to divulge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

Golden Bungalow Properties LLC
469 N Main St
Buffalo, Wyoming 82834

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 14 day of July, 2022.

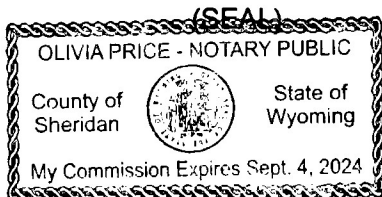
GRANTOR:

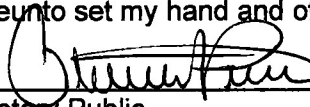
Print: Tyffani Harbaugh
 Sign: 
 Managing Member

STATE OF Wyoming)
) ss.
 COUNTY OF Sheridan

On this the 14 day of July, 2022, before me, the undersigned officer, personally appeared **Tyffani Harbaugh as Managing Member for Golden Bungalow Properties, LLC, a Wyoming limited liability company**, 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.




 Notary Public
 My Commission Expires: Sept 4, 2024



2022-780782 8/11/2022 10:30 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 4 day
of August, 2022.

GRANTEE:

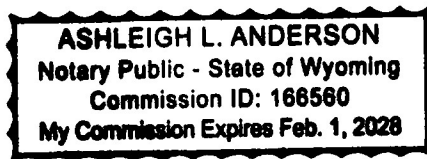
Print: Powder River Energy Corporation

Sign: Suzanne Schaneman
Land Services Agent

STATE OF Wyoming)
COUNTY OF Campbell) ss.

On this the 4th day of August, 2022, before me, the
undersigned officer, personally appeared Suzanne Schaneman, 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)



Ashleigh L. Anderson
Notary Public
My Commission Expires: 2/1/2028



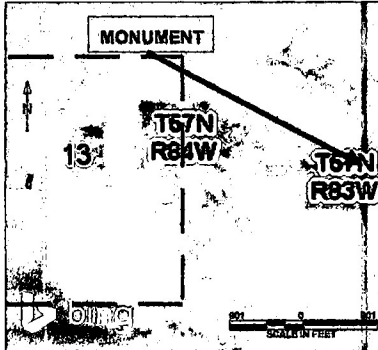
"Exhibit A"

Golden Bungalow Properties LLC

Page 1 of 1
By and Between Golden
Bungalow Properties LLC and
Powder River Energy Corp
Initials SH
WO#: 220106

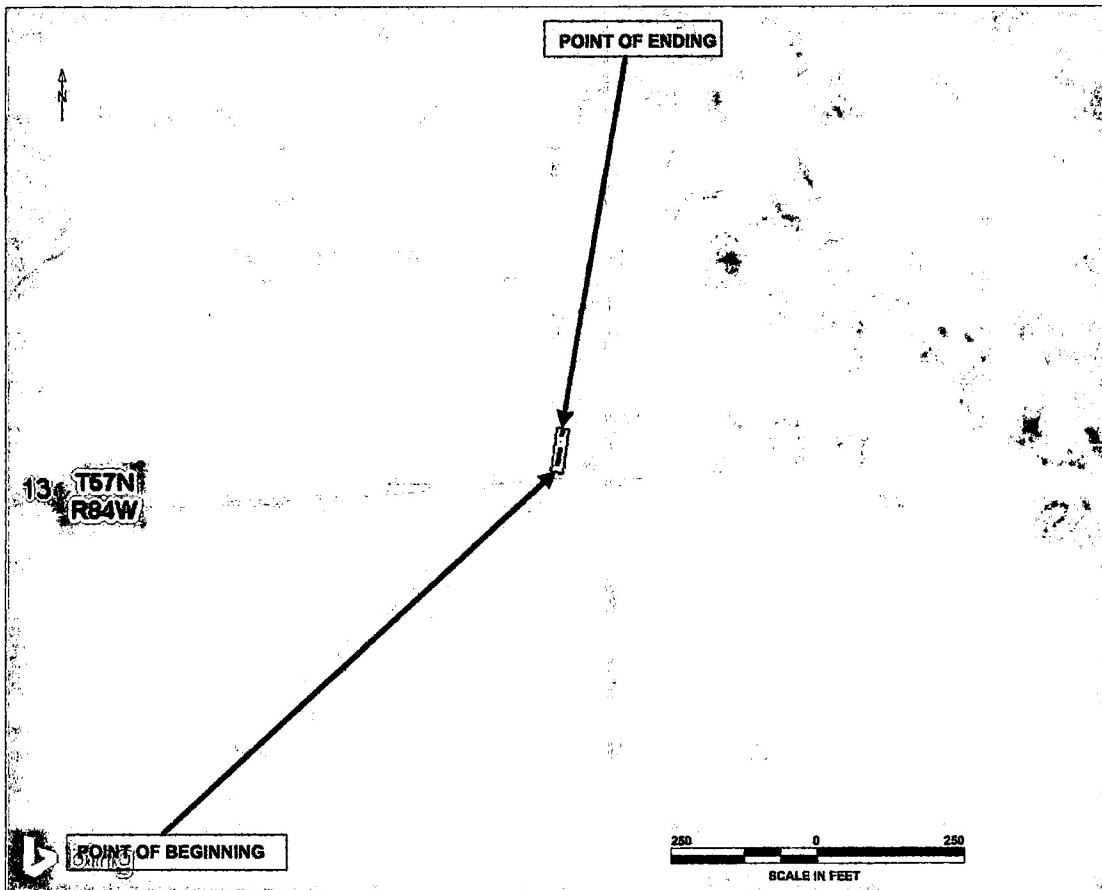
T57N, R84W, 6th P.M., Sheridan County, Wyoming
Section 13: SWNE

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 East Quarter Corner of Section 13, T57N, R84W located at 44°54'56.949"N, 106°55'33.589"W, thence S86°26'54"W a distance of 2050 Feet, more or less, to the Point of Beginning; thence N6°15'12"E a distance of 75 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 75 Feet, more or less.



03/21/2022

NO. 2022-780782 EASEMENT

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