

Initialed For Identification _____

RECORDED MARCH 24, 2004 BK 451 PG 559 NO 470473 AUDREY KOLTISKA, COUNTY CLERK

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Trembath Land Company LLC

With an address of: 1198 Lower Prairie Dog Road, Sheridan, WY 82801

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Powder River Energy Corporation, a cooperative corporation (hereinafter called the Cooperative) whose corporate headquarters post office address is 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:

T58N, R83W, 6th P.M., Sheridan County, Wyoming

SECTION 36: SWSE

as shown on the attached map marked "Exhibit A".

The undersigned agree that all poles, wire and other facilities and equipment installed at the Cooperative's expense on 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 covenant that they are the owners of the above described land and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following described persons:

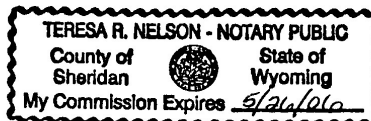
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, the undersigned have set their hands this ____ day of _____, 2004


Fred Trembath

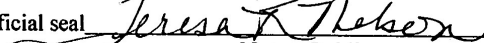
Title

State of Wyoming)
County of Sheridan)ss



The foregoing instrument was acknowledged before me this 26 day of Feb, 2004

by FRED TREMBATH

Witness my hand official seal 
Notary Public

My commission expires: 5/26/06

“EXHIBIT A”**Trembath Land Company, LLC****T58N, R83W, 6th P.M., Sheridan County, Wyoming****SECTION 36: SWSE**

Beginning at the SW corner of Section 36, T58N, R83W, Sheridan County, Wyoming, (POINT OF BEGINNING); thence bearing approximately N62°42'W for an approximate distance of 2,687', to the point where Powder River Energy Corporation's new three-phase overhead power line begins on Trembath Land Company, LLC property (TRUE POINT OF BEGINNING).

The new three-phase overhead power line continues from this point bearing approximately S17°39'E for an approximate distance of 243'; thence bearing approximately S36°29'E for an approximate distance of 1,250', where the powerline exits Trembath Land Company, LLC property (POINT OF ENDING) this point being located on an approximate bearing of S89°50'W and at an approximate distance of 1,571' from the SE corner of Section 36, T58N, R83W, Sheridan County, Wyoming.

The above description is for a three-phase 24.9/14.4kV overhead power line “Right-of-Way”, 30' in width, being 15' on either side of centerline extending an approximate total distance of 1,493' feet.

