

POWDER RIVER ENERGY CORPORATION  
SUNDANCE, WYOMING  
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Trembath Land Co., LLC.

With an address of: 1198 Lower Prairie Dog Rd., 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, R82W, 6<sup>th</sup> P.M., Sheridan County, Wyoming

SECTION 31: NE1/4 NE1/4, SE1/4 NE1/4

T58N, R83W, 6<sup>th</sup> P.M., Sheridan County, Wyoming

SECTION 26: NE1/4 NW1/4, NW1/4 NE1/4, SW1/4 NE1/4, NW1/4 SE1/4

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 26 day of Sept, 2005

Fred Trembath  
name

State of Wyoming )  
County of Sheridan )ss



The foregoing instrument was acknowledged before me this 26 day of September 2005

by FRED TREMBATH

Witness my hand official seal

Rolland L. Hein  
Notary Public

My commission expires: May 6, 2006

Initialed for Identification \_\_\_\_\_

**Exhibit "A"**  
**Trembath Land Co. LLC.**

T58N,R82W, 6th P.M., Sheridan County, Wyoming

Section 31: NE $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NE $\frac{1}{4}$

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

Section 26: NE $\frac{1}{4}$  NW $\frac{1}{4}$ , NW $\frac{1}{4}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$

Beginning at a point in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 26, from which the North  $\frac{1}{4}$  corner of Section 26, T.58N., R.83W., 6th P.M., Sheridan County, Wyoming, bears approximately N.65°E., for an approximate distance of 314 feet. Thence along the centerline of an easement, the bearings and distances of which are approximate. S.38°E., a distance of 1,895 feet; thence S.07°E., a distance of 2,123 feet; thence S.26°W., a distance of 318 feet, to a point in the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 26, T.58N., R.83W., 6th P.M., Sheridan County, Wyoming. Thence continuing again from a point on the North line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 31, from which the Northeast corner of Section 31, T.58N., R.82W., 6th P.M., Sheridan County, Wyoming, bears approximately S.89°E., for an approximate distance of 1,041 feet. Thence along the centerline of an easement, the bearings and distances of which are approximate. S.02°E., a distance of 523 feet; thence S.01°W., a distance of 1,165 feet, to end of said easement at a point in the SE  $\frac{1}{4}$  NE $\frac{1}{4}$  Section 31, T.58N., R.82W., 6th P.M., Sheridan County, Wyoming.

The above description is for a three-phase 24.9/14.4kV overhead power line "Right-of-Way", 30 feet in width, being 15 feet on either side of centerline also allowing for any guying, anchoring, and metering, extending an approximate total distance of 6,024 feet.

