

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Underground Right of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Karen E. Buffington, Trustee of the Karen E. Buffington Revocable Trust,
dated April 18, 1997

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 a perpetual easement 20 feet in width along with the right to enter upon the hereinafter described lands and to construct thereon, operate, and maintain electric lines and associated facilities and equipment, including the right of ingress and egress to and from said lands, to wit:

T 53 N, R 83 W, 6th P.M., Johnson County, Wyoming
SECTIONS 14, 23, 26:

as shown on the attached map marked "Exhibit A" and the attached metes and bounds description all incorporated into this document by this reference.

The above description is for an underground power line "Right-of-Way", 20 feet in width, being 10 feet on either side of the described centerline.

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
7th day of May, 2007

State of Wyoming
County of Johnson

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Filed for record 06-13-2007 at 11:00 clock
Recorded in Book Rw/23 of Easement page 230-232
14:00
JOHNSON COUNTY CLERK A-554 DEPUTY

067366

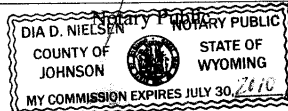
The foregoing instrument was acknowledged before me this 7th day of MAY, 2007

by Karen E. Buffington

Witness my hand official seal

My commission expires: July 30, 2010

SEAL



W0#60431

20' Utility Easement 3

A 20 foot easement 10 feet on each side of the following described centerline located in part of the SW ¼ of Section 14, and part of Section 23, and part of the North ½ of Section 26, T. 53N., R.83W., of the 6th P.M., Johnson County and Sheridan County, Wyoming being more particularly described as follows:

Beginning at a point located N09°52'49"E, 6001.67 feet from the Northwest corner of said Section 26;

thence S 23°32'24" E a distance of 93.75';
thence S 21°56'30" E a distance of 51.38';
thence S 29°58'42" E a distance of 217.81';
thence S 26°05'26" E a distance of 168.16';
thence S 38°37'30" E a distance of 170.59';
thence S 27°20'09" E a distance of 55.35';
thence S 25°17'01" E a distance of 170.85';
thence S 27°34'39" E a distance of 175.71';
thence S 15°18'09" E a distance of 58.12';
thence S 27°33'04" E a distance of 55.83';
thence S 41°33'58" E a distance of 51.45';
thence S 32°11'08" E a distance of 56.92';
thence S 17°52'57" E a distance of 278.59';
thence S 24°15'46" E a distance of 154.53';
thence S 38°37'50" E a distance of 161.18';
thence S 33°07'04" E a distance of 121.11' to a point of terminus; Said point being N25°37'39"E, 4570.77 feet from said Northwest corner of Section 26;

SOUTH LODGE TRAIL ESTATES

EXHIBIT "A"

