

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

WO# 190234 / 360.00

TO WHOM IT MAY CONCERN:

Please take notice **Cowboy State Bank, a Wyoming banking corporation**(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:

**Cowboy State Bank**  
**PO Box 789**  
**Ranchester, Wyoming 82839**

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 13<sup>th</sup> day of February, 2020.

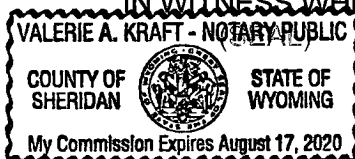
**GRANTOR:**

Print: William W. DeLapp  
Sign: William W. DeLapp  
As: (Title) President

STATE OF Wyoming )  
COUNTY OF Sheridan ) ss.

On this the 13<sup>th</sup> day of February, 2020, before me, the undersigned officer, personally appeared (name) William W. DeLapp as (official title of party signing) President for Cowboy State Bank, a Wyoming, known to me or satisfactorily proven to be the persons whose names are 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.



Valerie A. Kraft  
Notary Public  
My Commission Expires: August 17, 2020

IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 18 day  
of February, 2020.

GRANTEE:

Print: Powder River Energy Corporation

Sign: Darice Hodge  
Land Services Agent

STATE OF Wyoming)  
COUNTY OF CROOK) ss.

On this the 18 day of February, 2020, before me, the undersigned  
officer, personally appeared Darice Hodge, 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)

Rodney A. Malo  
Notary Public  
My Commission Expires: 10-29-2023





# "Exhibit A"

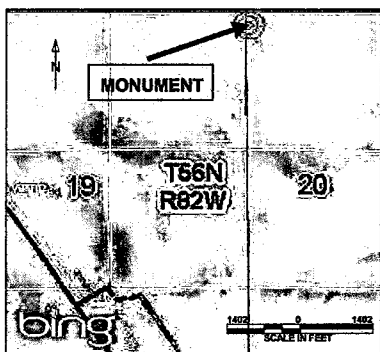
## Cowboy State Bank

Page 1 of 1  
By and Between Cowboy  
State Bank and Powder River  
Energy Corp Initials *[Signature]*

T56N, R82W, 6th P.M., Sheridan County, Wyoming  
Section 19: NESE

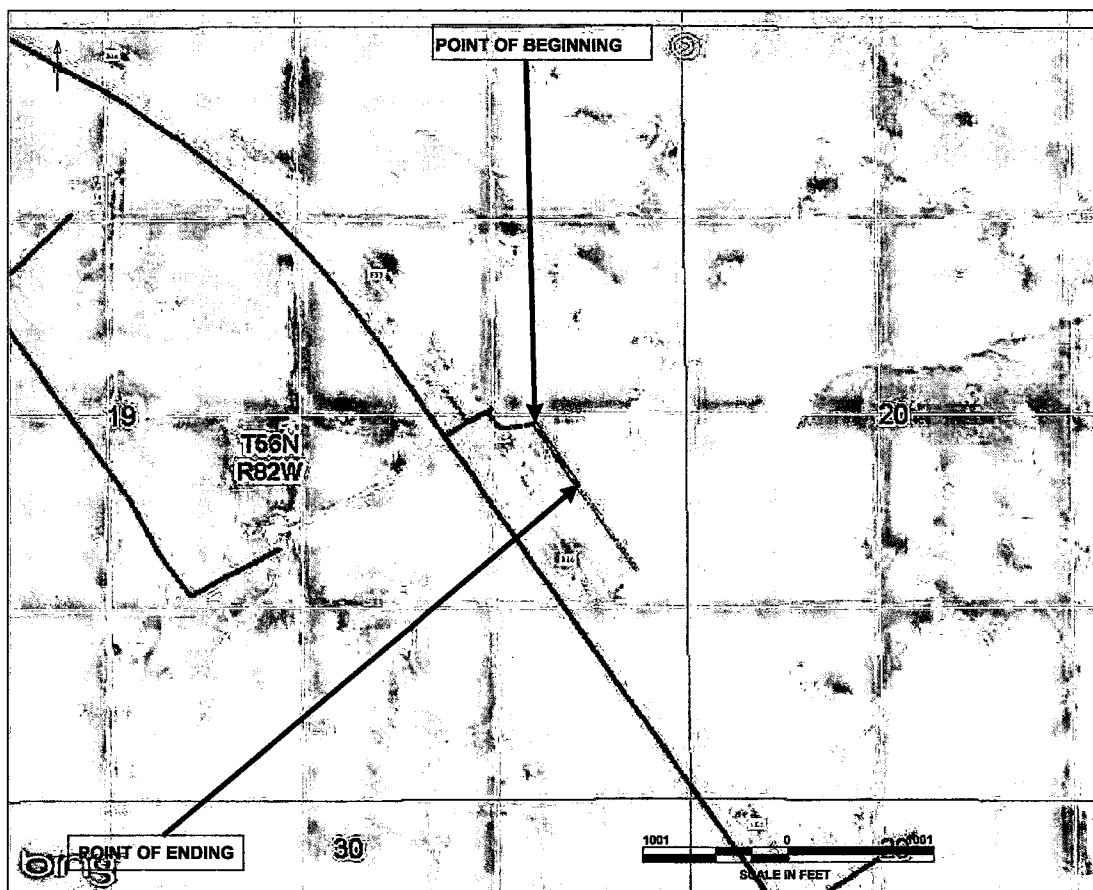
WO#: 190234

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 of the following described line. Commencing at the Northeast Corner of Section 19, T56N, R82W, thence S22°3'41.547"W a distance of 2788 Feet, more or less, to the POINT OF BEGINNING; thence S35°13'53.528"E a distance of 527 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 527 feet, more or less.



01/28/2020

### NO. 2020-756187 EASEMENT

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