

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Bert W. Dow as Trustee of the Bert W. Dow Revocable Trust

Dated: March 06, 2003

63 Dow 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 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 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, 6th P.M., Sheridan County, Wyoming

SECTION 19: NE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 20: NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 27: NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 28: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$,
NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 34: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$

as shown on the attached map marked "Exhibit A" incorporated into this document by this reference.

The above description is for an overhead power line "Right-of-Way", 30 feet in width, being 15 feet on either side of the described centerline, including but not limited to any and all meter poles, anchors and guy structures that are affixed to the power line and located by necessity outside of the herein described 30 foot right-of-way easement.

The undersigned agrees that all poles, wire and other facilities and equipment installed at the Cooperative's expense on the above 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 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

16 day of May, 2006

Bert W. Dow
Bert W. Dow, Trustee

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 6 day of May, 2006

by Bert W. Dow as Trustee of the Bert W. Dow Revocable Trust

Witness my hand official seal

My commission expires: 12/27/08

SEAL

Ronni Jackson
Notary Public



Ronni Jackson 7-11-06
Acknowledged by: Powder River Energy Corp. Date
Right of Way Agent or Project Supervisor

Revised 11/30/05

Initialed for Identification _____

Exhibit "A"

Bert W. Dow as Trustee of the Bert W. Dow Revocable Trust

Dated: March 06, 2003

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

Section 19: NE $\frac{1}{4}$ NE $\frac{1}{4}$

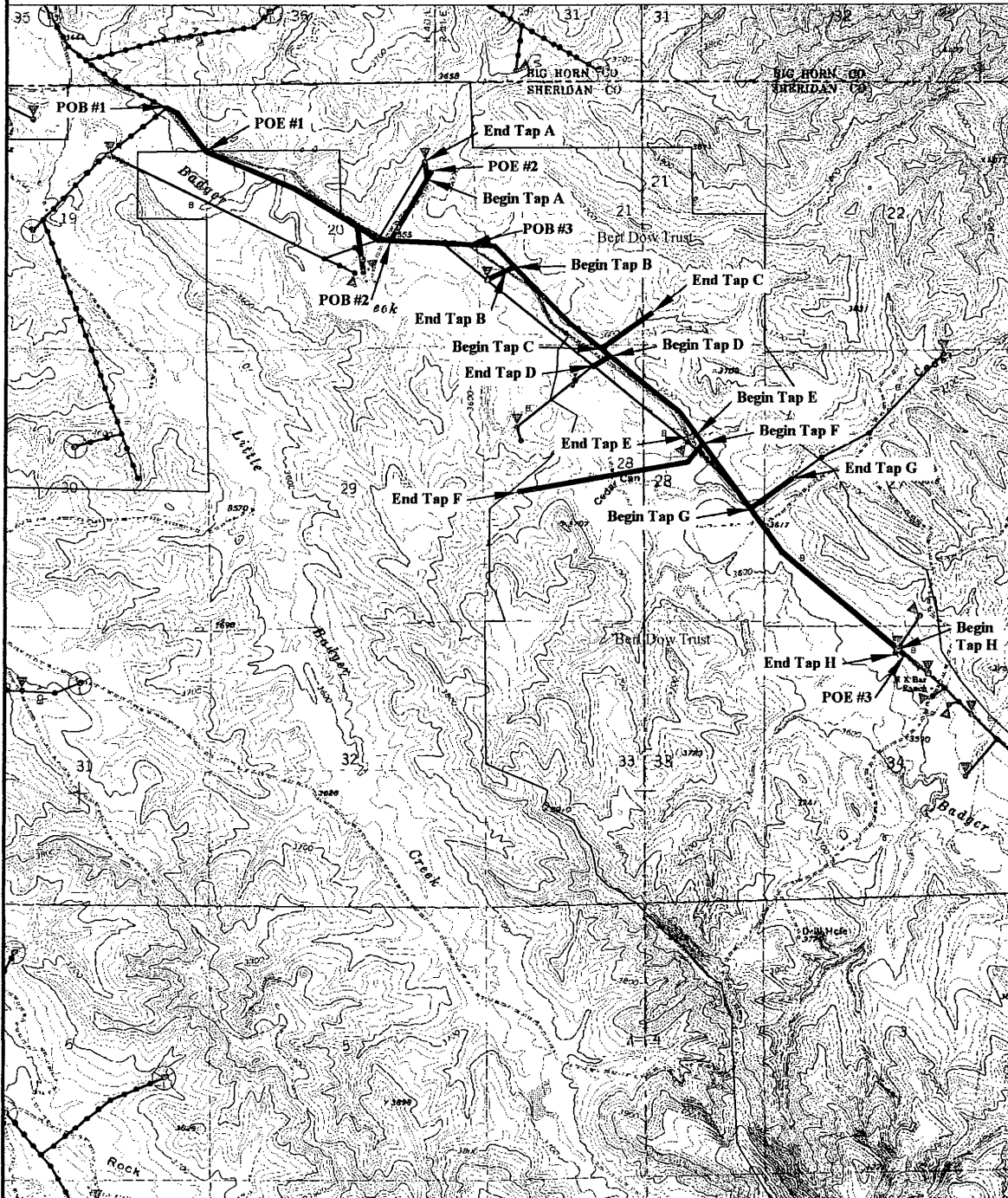
Section 20: NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 27: NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 28: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$,
 NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 34: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$



Legal Description

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

- Section 19: NE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 20: NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 27: NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 28: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$,
NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 34: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$

Bearings and distances are approximate, based on GPS gathered data and projected in NAD 83 WYO East Central, U.S. Foot.

Commencing at the Northeast corner of Section 19, thence S.60°03'W., for a distance of 875 feet, to point of beginning #1 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19. Thence S.63°08'E., a distance of 228 feet; thence S.36°42'E., a distance of 909 feet, to point of ending #1 at a point on the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19. Thence commencing again at the East $\frac{1}{4}$ corner of Section 20, S.73°16'W., a distance of 1,686 feet, to point of beginning #2 at a point on the property line in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20. Thence N.30°35'E., a distance of 1,344 feet, to the beginning of "Tap A". Thence N.06°29'W., a distance of 348 feet, to the end of said "Tap A" at a point in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20. Thence continuing N.30°35'E., a distance of 190 feet, to point of ending #2 at a point in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20. Thence commencing again at the East $\frac{1}{4}$ corner of Section 20, S.20°40'W., a distance of 616 feet, to point of beginning #3 at a point on the property line in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20. Thence S.87°08'E., a distance of 587 feet; thence S.43°50'E., a distance of 552 feet, to the beginning of "Tap B", thence S.64°36'W., a distance of 191 feet, to the end of said "Tap B" at a point on the property line in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21. Thence continuing S.43°50'E., a distance of 1,486 feet; thence S.50°39'E., a distance of 812 feet, to the beginning of "Tap C". Thence N.54°41'E., a distance of 1,207 feet, to the end of said "Tap C" at a point in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21. Thence continuing S.50°39'E., a distance of 226 feet, to the beginning of "Tap D". Thence S.58°19'W., a distance of 422 feet, to the end of said "Tap D" at a point in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28. Thence continuing S.50°39'E., a distance of 859 feet; thence S.51°44'E., a distance of 846 feet; thence S.36°11'E., a distance of 554 feet, to the beginning of "Tap E". Thence S.73°43'W., a distance of 107 feet, to the end of said "Tap E" at a point in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28. Thence continuing S.36°11'E., a distance of 208 feet, to the beginning of "Tap F". Thence S.39°23'W., a distance of 457 feet; thence S.79°56'W., a distance of 3,288 feet, to the end of said "Tap F" at a point in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28. Thence continuing S.36°11'E., a distance of 1,552 feet, to the beginning of "Tap G". Thence N.53°51'E., a distance of 1,004 feet, to the end of said "Tap G" at a point in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27. Thence continuing S.36°11'E., a distance of 1,025 feet; thence S.50°08'E., a distance of 2,900 feet, to the beginning of "Tap H". Thence S.33°51'W., a distance of 119 feet, to the end of said "Tap H" at a point in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34. Thence continuing S.50°08'E., a distance of 174 feet, to point of ending #3 and the end of said easement at a point in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 34.

The above description is for a power line "Right-of-Way", extending a total distance of 21,595 feet more or less.