

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

WO# 220475 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **TFES 1036, LLC, an Idaho Limited Liability Company and Wade A. Bastrom and Stephanie J. Bastrom, husband and wife (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:

**TFES 1036, LLC**  
**PO Box 339**  
**Blackfoot, ID 83221**

**Wade & Stephanie Bastrom**  
**PO Box 612**  
**Dayton, WY 82836**

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 23 day of Aug, 2022.

**GRANTOR(S):**

TFES 1036, LLC  
Title Financial Specialty Services, Inc.,  
Member

By: [Signature]  
Shauna Romrell, President

STATE OF Idaho )  
COUNTY OF Bingham ) ss.

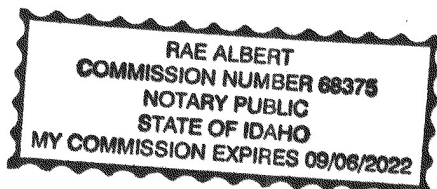
On this the 23 day of August, 2022, before me, the undersigned officer, personally appeared **Shauna Romrell as President for TFES 1036, LLC, an Idaho Limited Liability Company**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that s/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

Rae Albert  
Notary Public

My Commission Expires: 09-06-2022





IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 22 day  
of August, 2022.

GRANTOR(S):

Print: Wade Bastrom

Sign: [Signature]

Print: Stephanie Bastrom

Sign: [Signature]

STATE OF South Dakota  
COUNTY OF Lawrence ) ss.

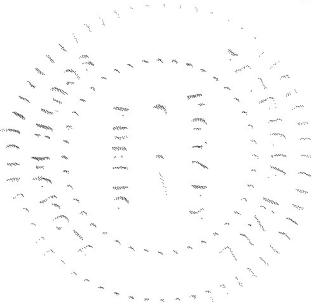
On this the 22 day of August, 2022, before me, the undersigned  
officer, personally appeared **Wade A. Bastrom and Stephanie J. Bastrom, husband  
and wife**, known to me or satisfactorily proven to be the person whose name is subscribed  
to the within instrument and acknowledged that s/he executed the same for the purposes  
therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

[Signature]  
Notary Public

My Commission Expires: 6-1-24





2022-781473 9/15/2022 10:37 AM PAGE: 3 OF 4  
FEES: \$21.00 DO EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 29 day  
of August, 2022.

**GRANTEE:**

Print: Powder River Energy Corporation  
Sign: Darice Hedge  
Land Services Agent

STATE OF Wyoming )  
COUNTY OF Crook ) ss.

On this the 29 day of August, 2022, before me, the  
undersigned officer, personally appeared Darice Hedge, 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)



Brist Drentlaw  
Notary Public  
My Commission Expires: March 2, 2025



# "Exhibit A"

## TFES 1036, LLC

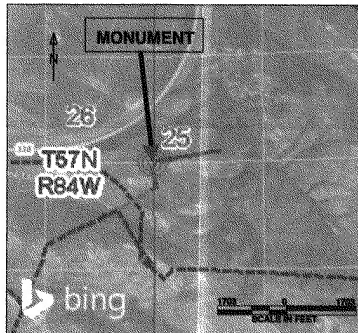
### Bastrom

Page 1 of 1  
By and Between  
TFES 1036, LLC,  
Bastrom and Powder  
River Energy Corp  
Initials *WDS*

WO#: 220475

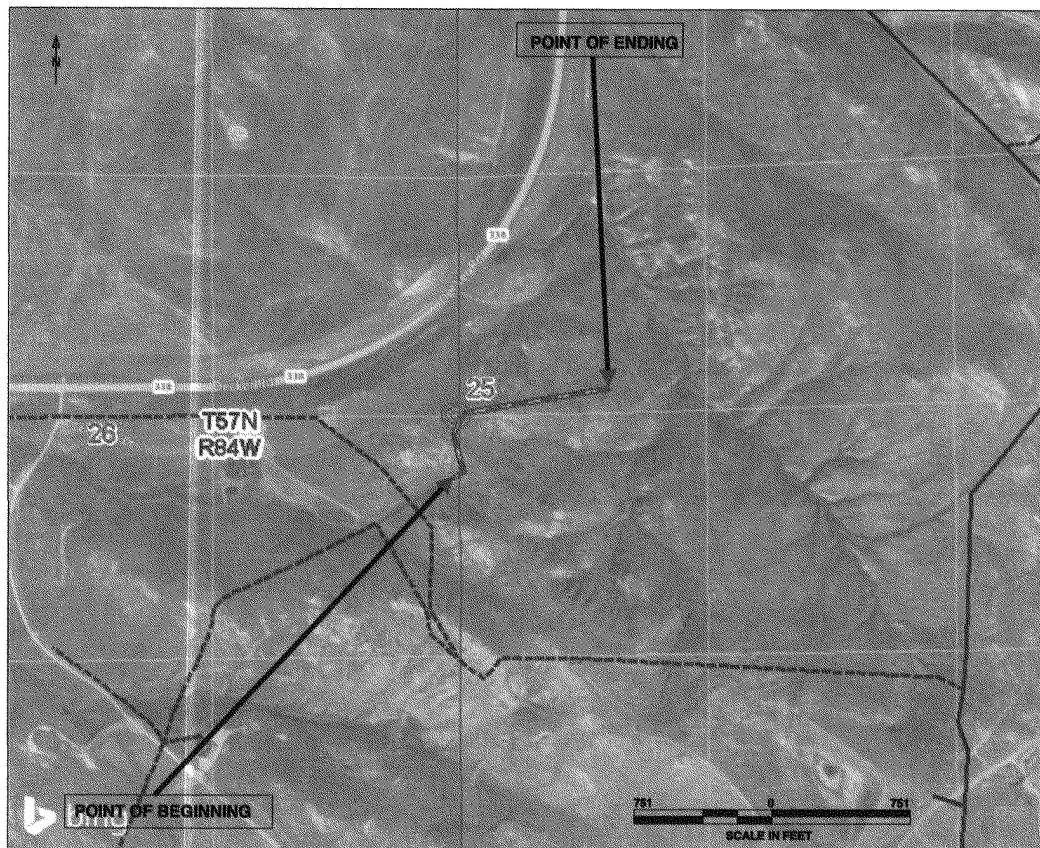
T57N, R84W, 6th P.M., Sheridan County, Wyoming  
Section 26: NESE  
Section 25: NWSW, SWNW

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 20 Feet in width, being 10 Feet on each side when measured at right angles to the following described line. Commencing at the East Quarter Corner of Section 26, T57N, R84W located at 44°53'9.770"N, 106°56'47.811"W, thence S3°18'7"W a distance of 336 Feet, more or less, to the Point of Beginning; thence N59°4'46"E a distance of 65 Feet, more or less; thence N15°22'3"W a distance of 209 Feet, more or less; thence N27°45'27"E a distance of 126 Feet, more or less; thence N80°2'45"E a distance of 794 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 1195 Feet, more or less.



08/09/2022

### NO. 2022-781473 EASEMENT

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