



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

WO# 220475 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **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:

Wade A. and Stephanie J. Bastrom
PO Box 612
Dayton, Wyoming 82836-0612

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 12 day of May, 2023.

GRANTOR(S):

Print: Wade A. Bastrom

Sign: [Signature]

Print: Stephanie J. Bastrom

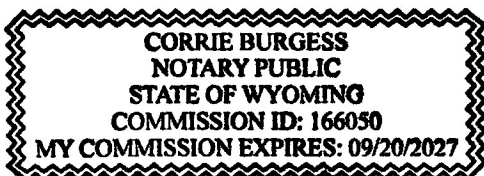
Sign: [Signature]

STATE OF Wyoming)
 COUNTY OF Crook) ss.

On this the 12 day of May, 2023, 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: 9/20/2027





2023-785633 5/19/2023 11:08 AM PAGE: 2 OF 3

FEES: \$18.00 SM EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 15 day
of May, 2023.

GRANTEE:

Print: Powder River Energy Corporation

Sign: Darice Hodge
Land Services Agent

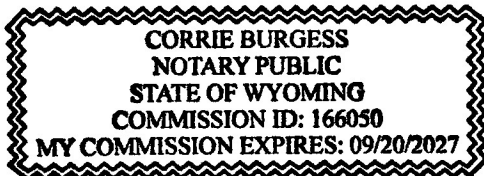
STATE OF Wyoming)
COUNTY OF Crook ss.

On this the 15 day of May, 2023, 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)

Corrie Burgess
Notary Public

My Commission Expires: 9/20/2027





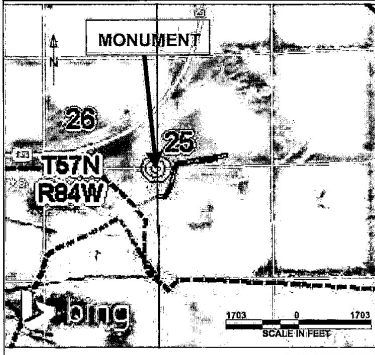
"Exhibit A"

Bastrom

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

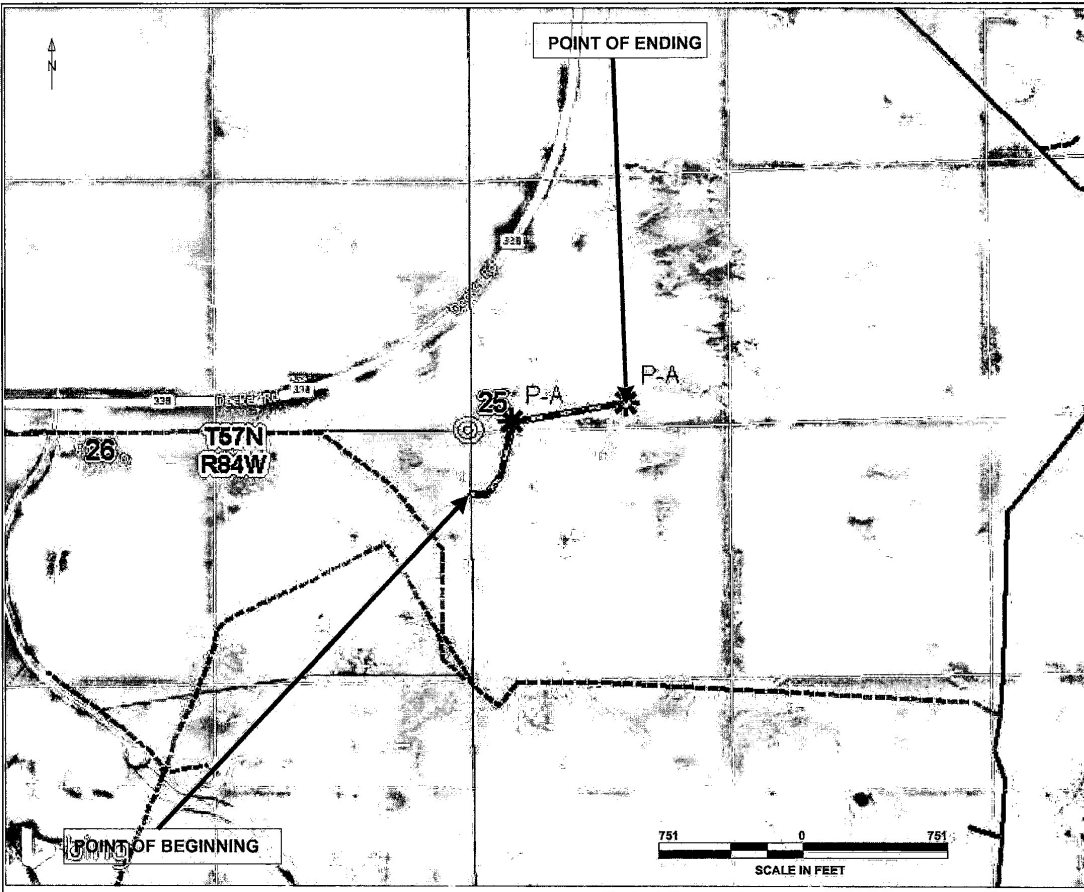
Page 1 of 1
By and Between
Bastrom and Powder
River Energy Corp
Initials *[Signature]*
WO#: 220475

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 when measured at right angles to the following described line. Commencing at the West Quarter Corner of Section 25, T57N, R84W located at $44^{\circ}53'9.770''N$, $106^{\circ}56'47.811''W$, thence $S0^{\circ}24'52''E$ a distance of 332 Feet, more or less, to the Point of Beginning; thence *underground* $N86^{\circ}2'58''E$ a distance of 89 Feet, more or less; thence $N37^{\circ}11'1''E$ a distance of 116 Feet, more or less; thence $N12^{\circ}59'45''E$ a distance of 285 Feet, more or less; thence *overhead* $N80^{\circ}2'43''E$ a distance of 605 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 1095 Feet, more or less.



Point P-A is set at the center of a circular tract of land with a radius of 40 feet.

04/24/2023

NO. 2023-785633 EASEMENT

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