

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

WO# 200954/ 107.2

TO WHOM IT MAY CONCERN:

Please take notice **Frank J. Mommsen and Mary Jean B. Mommsen, 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:

Frank J. and Mary Jean B. Mommsen
500 Birch Street
Buffalo, Wyoming 82834

Joseph Onisick
350 Ash Creek Road
Sheridan, Wyoming 82801

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 21 day
of Jan, 2022

GRANTOR:

Print: Frank J. Mommsen

Sign: [Signature]

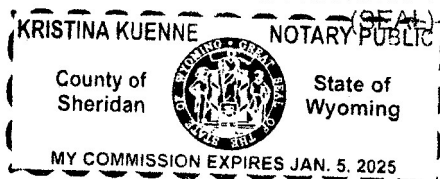
Print: Mary Jean B. Mommsen

Sign: [Signature]

STATE OF Wyoming) ss.
COUNTY OF Sheridan)

On this the 21st day of January, 2022, before me, the undersigned officer, personally appeared **Frank J. Mommsen and Mary Jean B. Mommsen, husband and wife** 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.



[Signature]
Notary Public
My Commission Expires: 1/5/2025



2022-776249 2/7/2022 8:43 AM PAGE: 2 OF 4
FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Pursuant to Notice of Agreement for Warranty Deed, 2021-768753 recorded
5/3/2021 in Sheridan County:

Interested Party:

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 20th day
of January, 2022.

GRANTOR:

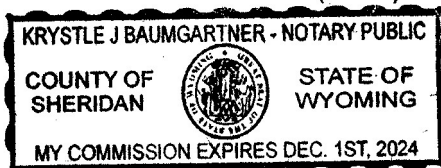
Print: Joseph Onisick

Sign: [Signature]

STATE OF Wyoming)
) ss.
COUNTY OF Sheridan

On this the 20th day of January, 2022, before me, the undersigned
officer, personally appeared Joseph Onisick, 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.
(SEAL)



Krystle J Baumgartner
Notary Public
My Commission Expires: 12/01/2024



2022-776249 2/7/2022 8:43 AM PAGE: 3 OF 4
FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 24 day
of January, 2022

GRANTEE:

Print: Powder River Energy Corporation

Sign: Darice Hodge

Its: Land Agent

STATE OF WYOMING)
COUNTY OF CROOK) ss.

On this the 24 day of January, 2022, before me, the undersigned officer,
personally appeared Darice Hodge, Land 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: 10/29/23





"Exhibit A"

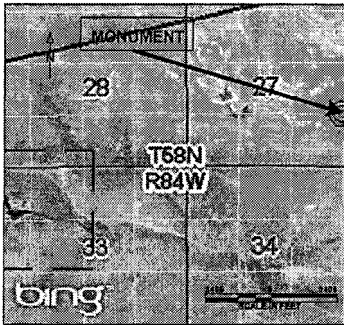
Mommsen

T58N, R84W, 6th P.M., Sheridan County, Wyoming
Section 33: NWNW

Page 1 of 1
By and Between
Mommsen and Powder
River Energy Corp
Initials _____

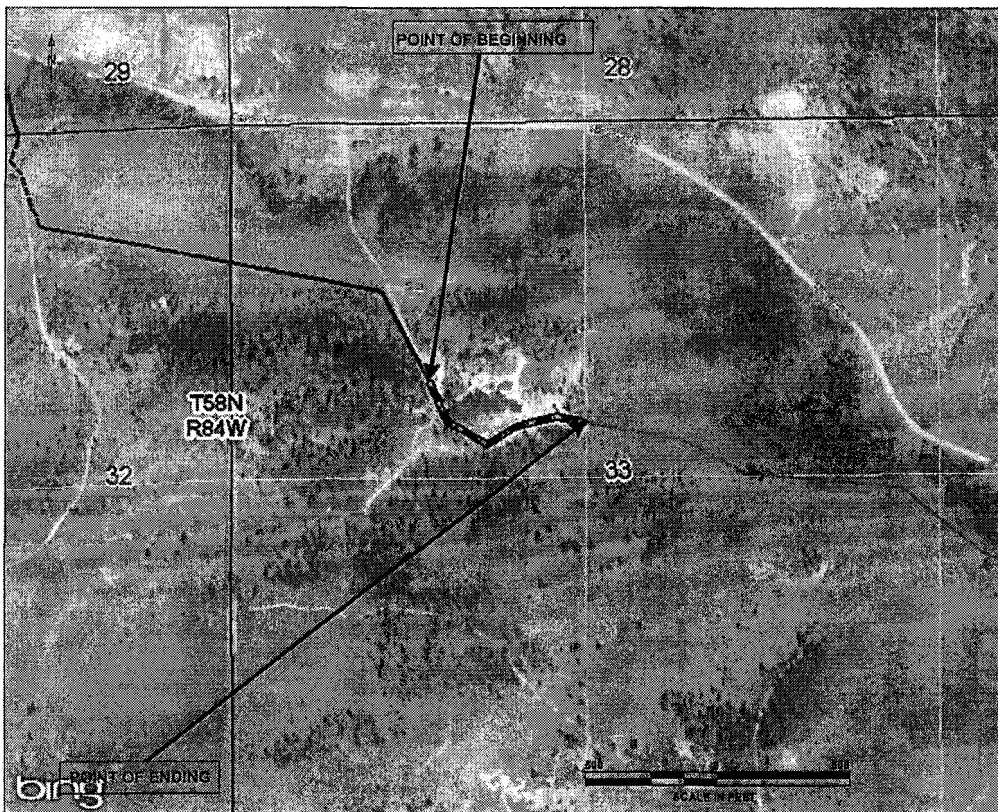
WO#: 200954

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 Southeast Sixteenth Corner of Section 27, T58N, R84W located at 44°58'15.882"N, 106°58'19.550"W, thence S74°54'42"W a distance of 8900 Feet, more or less, to the Point of Beginning; thence S22°55'44"E a distance of 164 Feet, more or less; thence S59°48'14"E a distance of 177 Feet, more or less; thence N57°8'47"E a distance of 126 Feet, more or less; thence N76°41'20"E a distance of 164 Feet, more or less; thence S79°18'9"E a distance of 109 Feet, more or less, thus to the ending point.

The above described is for underground power line ROW extending a total of 740 Feet, more or less.



09/20/2021

NO. 2022-776249 EASEMENT

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