

POWDER RIVER ENERGY CORPORATION  
SUNDANCE, WYOMING  
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Chase Farms LLC

P.O. Box 658, Artesia NM 88211

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, 6<sup>th</sup> P.M., Sheridan County, Wyoming

SECTION 22: SW $\frac{1}{4}$  SE $\frac{1}{4}$ , SE $\frac{1}{4}$  SW $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$ , SE $\frac{1}{4}$  SE $\frac{1}{4}$

SECTION 23: SW $\frac{1}{4}$  SW $\frac{1}{4}$

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

3rd day of August, 2006

Chase Farms LLC

Ronald W. Lanning  
Vice President

State of New Mexico)

)ss

County of Eddy)

The foregoing instrument was acknowledged before me this 3rd day of August, 2006

by Ronald W. Lanning, Vice President of Chase Farms LLC, a New Mexico

limited liability company.

Witness my hand official seal

My commission expires: February 15, 2009



SEAL  
OFFICIAL SEAL  
STACI D. SANDERS  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My commission expires: 2-15-09

Staci D. Sanders  
Notary Public

Ray Jones 8-15-06  
Acknowledged by Powder River Energy Corp.  
Right of Way Agent or Project Supervisor

Date

Initialed for Identification \_\_\_\_\_

## Exhibit "A"

### Chase Farms LLC

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

Section 22: SW $\frac{1}{4}$  SE $\frac{1}{4}$ , SE $\frac{1}{4}$  SW $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$ , SE $\frac{1}{4}$  SE $\frac{1}{4}$

Section 23: SW $\frac{1}{4}$  SW $\frac{1}{4}$

Section 27: SW $\frac{1}{4}$  NW $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$ , NE $\frac{1}{4}$  NW $\frac{1}{4}$ , NW $\frac{1}{4}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  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 East  $\frac{1}{4}$  corner of Section 27, thence N.66°39'E., for a distance of 1,264 feet, to point of beginning on the West property line in the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 27. Thence N.53°45'E., a distance of 208 feet; thence N.62°53'E., a distance of 1,033 feet; thence N.39°34'E., a distance of 871 feet, to the beginning of "Tap A". Thence N.19°31'W., for a distance of 3,184 feet; thence N.22°54'W., a distance of 585 feet, to the end of said "Tap A" at a point in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 22. Thence continuing N.39°34'E., a distance of 694 feet; thence N.55°40'E., a distance of 1,337 feet; thence N.66°00'E., a distance of 1,489 feet, to point of ending and the end of said easement at a point in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 23.

The above description is for a power line "Right-of-Way", extending a total distance of 9,401 feet more or less.

