

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:

T57N, R81W, 6th P.M., Sheridan County, Wyoming

SECTION 03: Lot 8

SECTION 04: SW $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 09: SW $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$

T58N, R81W, 6th P.M., Sheridan County, Wyoming

SECTION 29: SE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

SECTION 32: NE $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 33: SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$,
NW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 34: Lot 12, Lot 11, Lot 6, Lot 3, Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$

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.

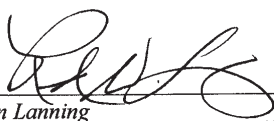
IN WITNESS WHEREOF, the undersigned have executed and endorsed this Right of Way Easement this

7 day of March, 2008

State of New Mexico)

County of Eddy)

)ss

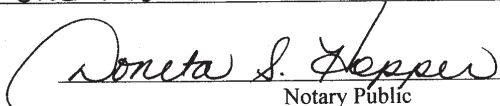

Ron Lanning

RONALD W. LANNING
VICE PRESIDENT
CHASE FARMS LLC

The foregoing instrument was acknowledged before me this 7th day of March, 2008

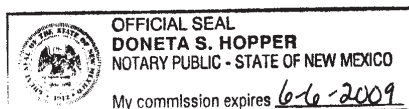
by Ron Lanning for Chase Farms LLC, as Vice President

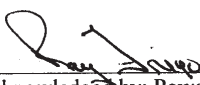
Witness my hand official seal


Notary Public

My commission expires: 6-6-2009

SEAL




Acknowledged by: Powder River Energy Corp.
Right of Way Agent or Project Supervisor

4-3-08
Date

Exhibit "A"

Chase Farms LLC

Initialed for Identification *W*

T57N, R81W, 6th P.M., Sheridan County, Wyoming

Section 03: Lot 8

Section 04: SW $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 09: SW $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$

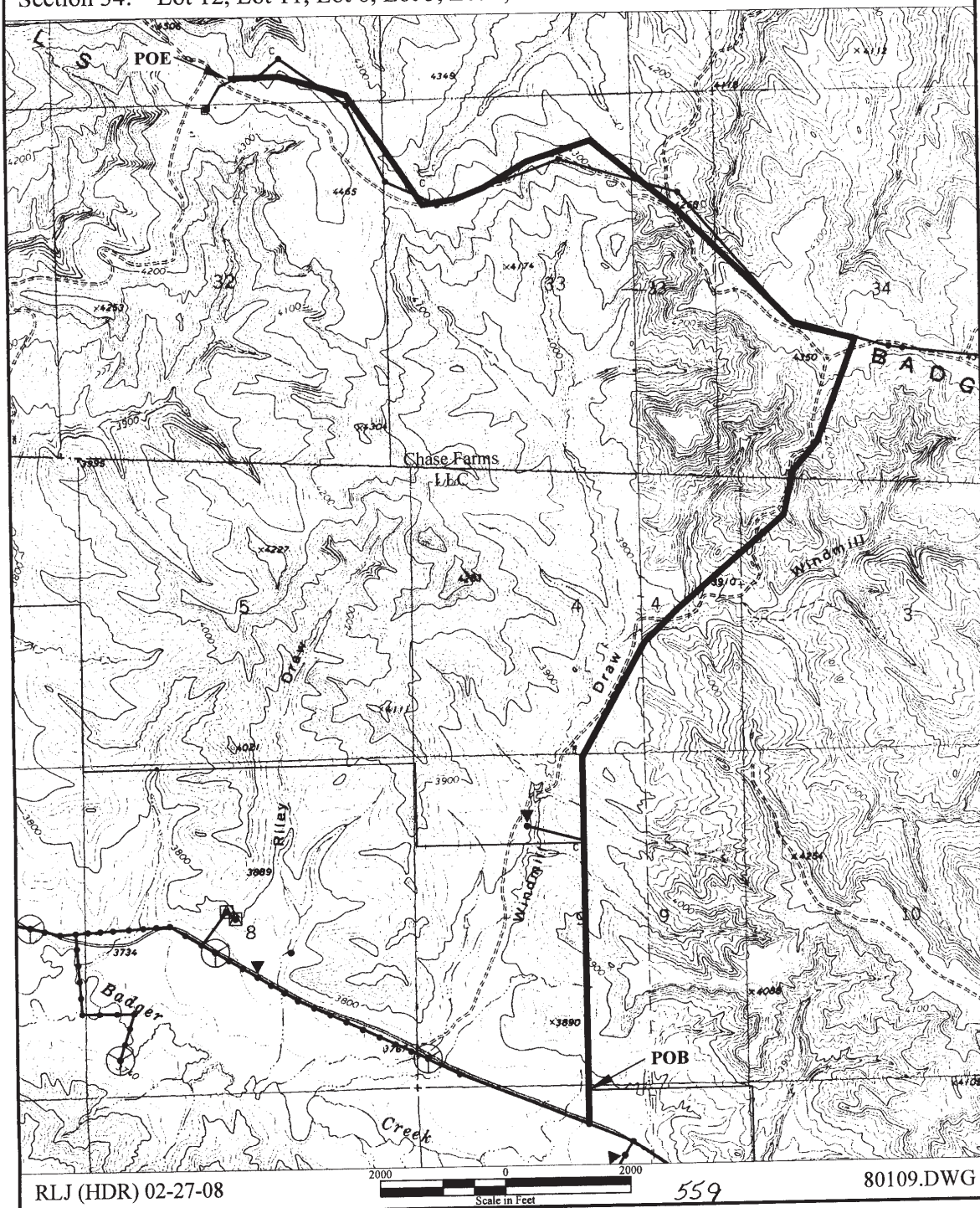
T58N, R81W, 6th P.M., Sheridan County, Wyoming

Section 29: SE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 32: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 33: SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$,
NW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 34: Lot 12, Lot 11, Lot 6, Lot 3, Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$



Legal Description

T57N, R81W, 6th P.M., Sheridan County, Wyoming

Section 03: Lot 8

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Section 33: SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 34: Lot 12, Lot 11, Lot 6, Lot 3, Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$

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

Commencing at the Southeast corner of Section 09, thence S.89°40'W., for a distance of 2,611 feet, more or less, to POB (Point of Beginning) on the South line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 09. Thence N.00°21'W., a distance of 5,316 feet, more or less; thence N.29°40'E., a distance of 2,070 feet, more or less; thence N.46°08'E., a distance of 700 feet, more or less; thence N.49°28'E., a distance of 2,280 feet, more or less; thence N.12°37'E., a distance of 706 feet, more or less; thence N.40°45'E., a distance of 598 feet, more or less; thence N.20°47'E., a distance of 1,756 feet, more or less; thence N.75°57'W., a distance of 989 feet, more or less; thence N.45°06'W., a distance of 2,652 feet, more or less; thence N.50°54'W., a distance of 1,724 feet, more or less; thence S.72°36'W., a distance of 1,067 feet, more or less; thence S.59°38'W., a distance of 804 feet, more or less; thence S.68°48'W., a distance of 482 feet, more or less; thence S.81°15'W., a distance of 536 feet, more or less; thence N.34°01'W., a distance of 2,139 feet, more or less; thence N.73°23'W., a distance of 1,100 feet, more or less; thence S.88°23'W., a distance of 812 feet, more or less, to POE (Point of Ending) and the end of said easement at a point in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 29.

The above description is for a power line "Right-of-Way", extending a total distance of 25,731 feet, more or less.