

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Underground Right of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Caza Ranches LLC
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 a perpetual 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, R81W, 6th P.M., Sheridan County, Wyoming
SECTION 29: SW $\frac{1}{4}$ SE $\frac{1}{4}$

as shown on the attached map marked "Exhibit A" and the attached metes and bounds description all incorporated into this document by this reference.

The above description is for an underground power line "Right-of-Way", 30 feet in width, being 15 feet on either side of the described centerline.

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
2nd day of September, 2008


Ronald W. Lanning, ~~Land Manager~~ Vice President
Caza Ranches LLC

State of New Mexico)
)
County of Eddy) ss

The foregoing instrument was acknowledged before me this 2nd day of September, 2008
by Ronald W. Lanning as Land Manager of Caza Ranches LLC
Vice President

Witness my hand official seal

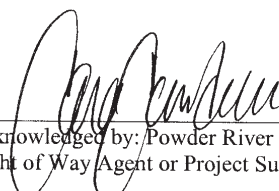
My commission expires: Feb. 15, 2009

SEAL



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


Notary Public


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

9-4-08
Date



"Exhibit A"

Caza Ranches LLC

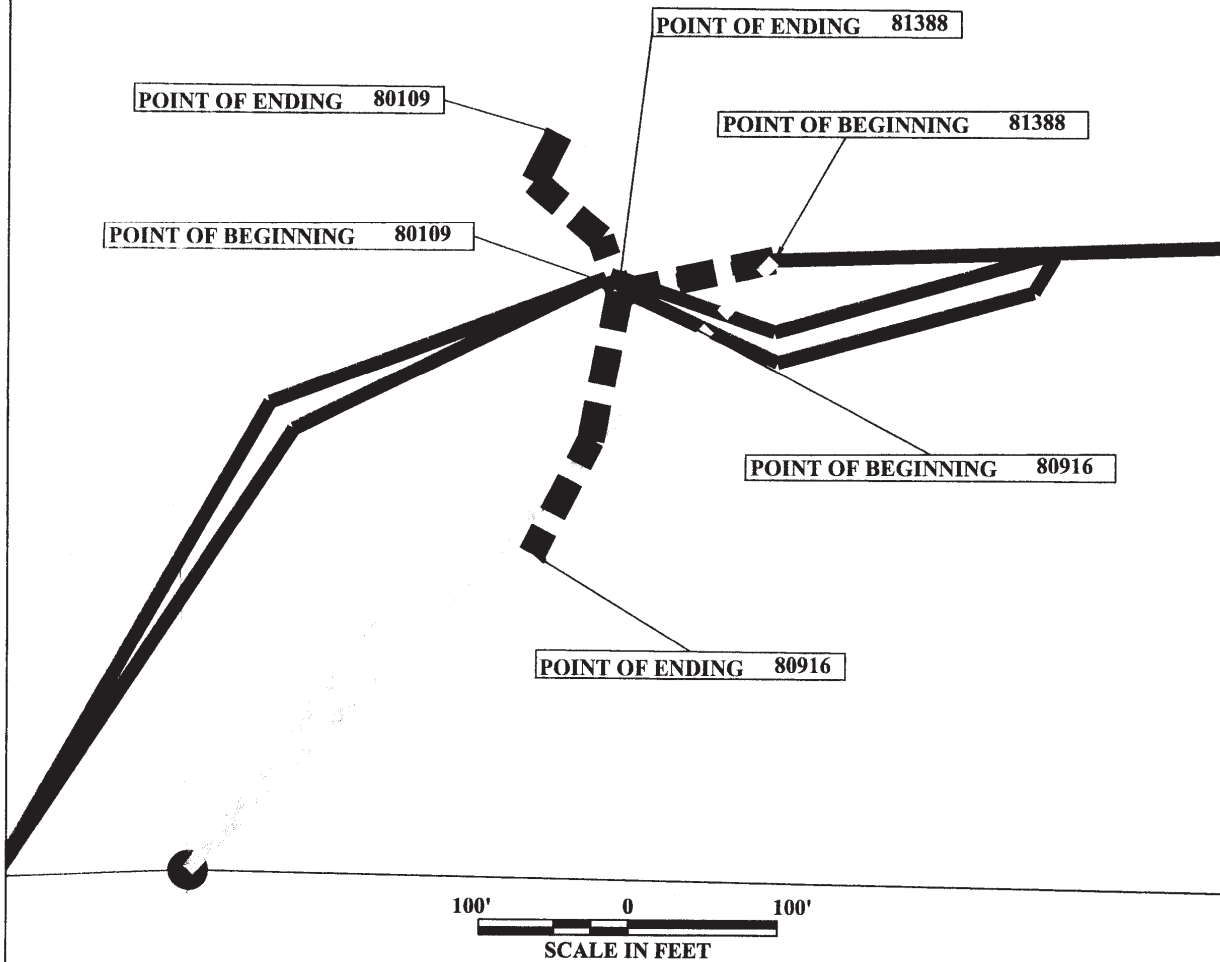
T58N, R81W, 6th PM Sheridan County, Wyoming
Section 29: SW1/4SE1/4,

Page 2 of 3
By and Between Caza Ranches LLC
and Powder River Energy Corp
Initials _____

WO# 80916

WO# 80109

WO# 81388





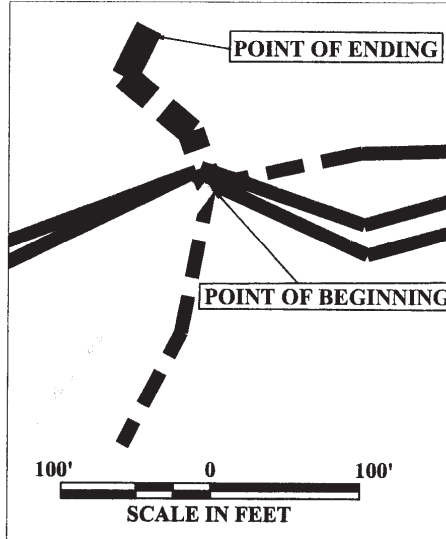
"Exhibit A"

Caza Ranches LLC

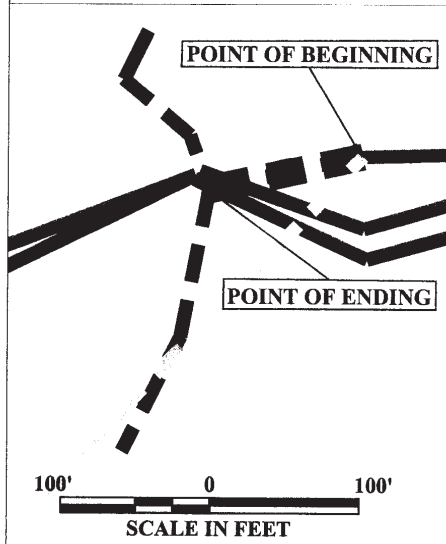
T58N, R81W, 6th PM Sharidan County, Wyoming
Section 29: SW1/4, SE1/4,

Page 2 of 2
By and Between Caza Ranches LLC
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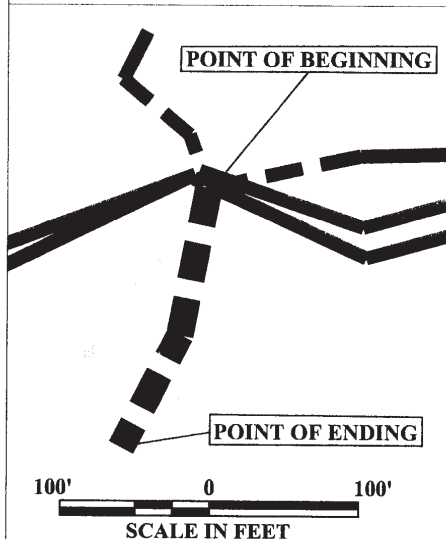
WO# 80916
WO# 80109
WO# 81388



WO# 81388



WO# 80109



WO# 80916



"Exhibit A"

Caza Ranches LLC

T58N, R81W, 6th PM Sheridan County, Wyoming
Section 29: SW1/4SE1/4,

Page 2 of 2
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WO# 80916

WO# 80109

WO# 81388

WO# 80916

Bearings and distances are approximate based on GPS data gathered and projected into a
NAD 83 WYO East Central Foot Map

An easement 30 feet in width, being 15 feet on each side when measured at right angles to the following described power line. Commencing at the South South Quarter Corner of Section 29, T58N, R81W, thence N36°36'34"E for a distance of 533 feet, more or less; to the POINT OF BEGINNING; thence S10°51'12"W for a distance of 110 feet, more or less, thence S27°21'36"W for a distance of 94 feet, more or less; thus to the ending point.

The above described is for a power line ROW extending a total distance of 204 feet, more or less.

WO# 80109

Bearings and distances are approximate based on GPS data gathered and projected into a
NAD 83 WYO East Central Foot Map

An easement 30 feet in width, being 15 feet on each side when measured at right angles to the following described power line. Commencing at the South South Quarter Corner of Section 29, T58N, R81W, thence N36°36'34"E for a distance of 533 feet, more or less; to the POINT OF BEGINNING; thence N19°39'14"W for a distance of 42 feet, more or less, thence N50°03'44"W for a distance of 65 feet, more or less, thence N26°42'04"E for a distance of 40 feet, more or less; thus to the ending point.

The above described is for a power line ROW extending a total distance of 147 feet, more or less.

WO# 81388

Bearings and distances are approximate based on GPS data gathered and projected into a
NAD 83 WYO East Central Foot Map

An easement 30 feet in width, being 15 feet on each side when measured at right angles to the following described power line. Commencing at the South South Quarter Corner of Section 29, T58N, R81W, thence N43°43'04"E for a distance of 625 feet, more or less; to the POINT OF BEGINNING; thence S78°00'37"W for a distance of 117 feet, more or less; thus to the ending point.

The above described is for a power line ROW extending a total distance of 117 feet, more or less.

204

+ 147

+ 117

= 468

715