

Initialed For Identification RC

RECORDED APRIL 20, 2004 BK 452 PG 448 NO 472975 AUDREY KOLTISKA, COUNTY CLERK

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Ralph and Irene H. Cole
With an address of: 1039 2nd Ave. East, Sheridan, WY 82801

do hereby grant unto Powder River Energy Corporation, a cooperative corporation (hereinafter called the Cooperative) whose corporate headquarters post office address is 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, R83W, 6th P.M., Sheridan County, Wyoming
SECTION 1: NESW, NWSE

as shown on the attached map marked "Exhibit A".

The undersigned agree that all poles, wire and other facilities and equipment installed at the Cooperative's expense on 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 covenant that they are the owners of the above described land and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following described persons:

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, the undersigned have set their hands this 3 day of April, 2004

Ralph Cole
Ralph Cole

Irene H. Cole
Irene H. Cole

State of Wyoming
County of SheridanState of Wyoming
County of SheridanThe foregoing instrument was acknowledged before me
this 3 day of April, 2004by Ralph ColeThe foregoing instrument was acknowledged before me
this 3 day of April, 2004by Irene Cole

TERESA R. NELSON - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires 5/26/06
Witness my hand official seal Teresa R. Nelson
Notary Public
My commission expires: 5/26/06

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“EXHIBIT A”

Ralph and Irene H. Cole

T57N, R83W, 6th P.M., Sheridan County, Wyoming
SECTION 1: NESW, NWSE

Beginning at the SW corner of Section 1, T57N, R83W, Sheridan County, Wyoming, (POINT OF BEGINNING); thence bearing approximately N57°50'E for an approximate distance of 2789', to the point where Powder River Energy Corporation's new three-phase overhead power line enters Cole property (TRUE POINT OF BEGINNING).

The new three-phase overhead power line continues from this point bearing approximately S53°52'E for an approximate distance of 1937', where the powerline crosses off of Cole property (POINT OF ENDING) this point being located on an approximate bearing of N60°09'W and at an approximate distance of 2714' from the SE corner of Section 1, T57N, R83W, Sheridan County, Wyoming.

The above description is for a three-phase 24.9/14.4kV overhead power line "Right-of-Way", 30' in width, being 15' on either side of centerline extending an approximate total distance of 1937 feet.

