



**MEMORANDUM OF EASEMENT AND**  
**RIGHT-OF-WAY AGREEMENT**  
WO# 241000 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice WW Land Group, LLC, a Wyoming limited liability company (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:

WW Land Group LLC  
PO Box 612  
Buffalo, WY 82834

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 12<sup>th</sup> day of May, 2025.

GRANTOR(S):

Print: Jason Watts

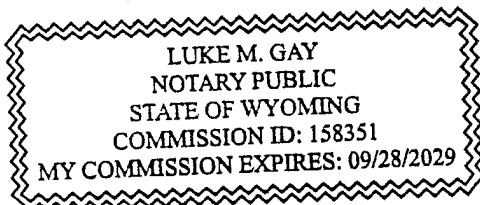
Sign: [Signature]  
President

STATE OF Wyoming )  
COUNTY OF Johnson ) ss.

On this the 12 day of May, 2025, before me, the undersigned officer, personally appeared Jason Watts as President of WW Land Group, LLC, a Wyoming limited liability company, 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)

[Signature]  
Notary Public  
My Commission Expires: 09/28/2025





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FEES: \$18.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, Grantee has executed this Agreement as of the  
16 day of May, 2025.

GRANTEE:

Print: Powder River Energy Corporation

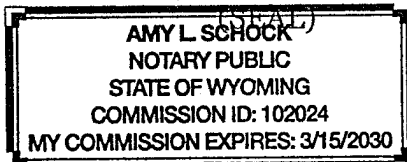
Sign: Jacob Burns

Its: Land Agent

STATE OF WYOMING )  
 ) ss.  
COUNTY OF Campbell )

On this the 16 day of May, 2025, before me, the undersigned officer, personally appeared Jacob Burns, 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.



Amy L. Schock  
Notary Public  
My Commission Expires: 3/15/2030



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FEES: \$18.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



# "Exhibit A"

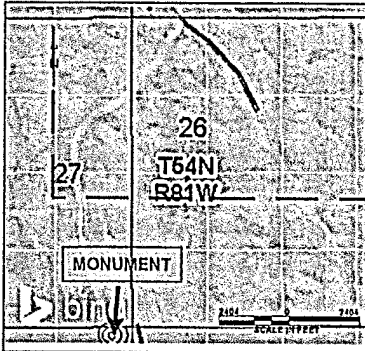
## WW Land Group LLC

T54N, R81W, 6th P.M., Sheridan County, Wyoming  
Section 23: SWSW  
Section 26: NWNW

Page 1 of 1  
By and Between  
WW Land Group LLC and  
Powder River Energy  
Initials \_\_\_\_\_

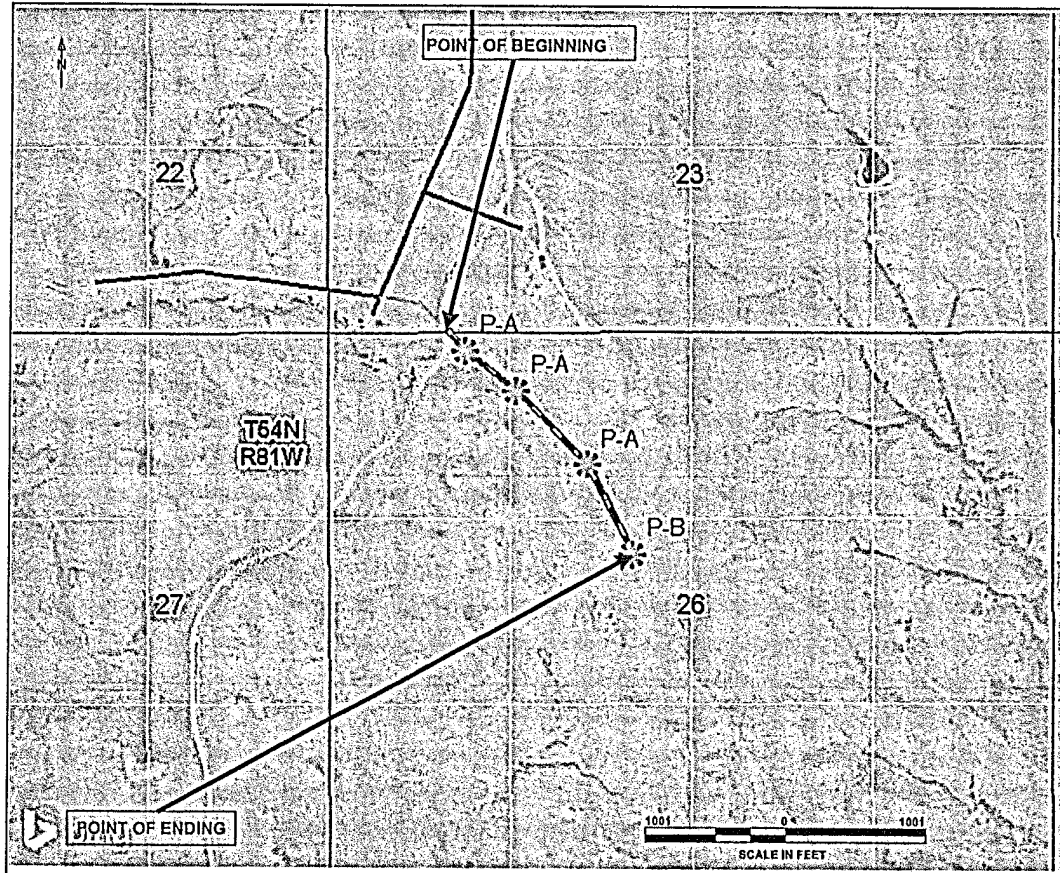
WO#: 241000

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 30 Feet in width, being 15 Feet on each side when measured at right angles to the following described line.  
Commencing at the Southwest Corner of Section 26, T54N, R81W located at 44°36'52.057"N, 106°35'28.034"W, thence N11°27'35"E a distance of 5489 Feet, more or less, to the Point of Beginning; thence S43°44'10"E a distance of 213 Feet, more or less; thence S52°35'47"E a distance of 441 Feet, more or less; thence S44°15'52"E a distance of 722 Feet, more or less; thence S27°40'9"E a distance of 707 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 2083 Feet, more or less.



Point P-A is set at the center of a circular tract of land with a radius of 35 feet.  
Point P-B is set at the center of a circular tract of land with a radius of 40 feet.

SW

04/01/2025

### NO. 2025-799411 EASEMENT

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