



**MEMORANDUM OF EASEMENT AND  
 RIGHT-OF-WAY AGREEMENT**

WO# 180558 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **Cornerstone Land & Investments, LLC (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:

**Cornerstone Land & Investments, LLC**  
**2801 Westover**  
**Gillette, Wyoming 82718**

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 31 day of July, 2018.

**GRANTOR:**

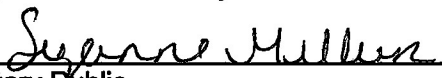
Print: James R. Bryson

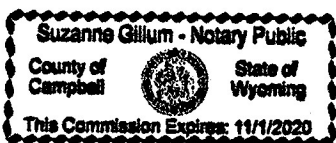
Sign:   
 Member/Manager

STATE OF Wyoming )  
 ) ss.  
 COUNTY OF Campbell )

On this the 31 day of July, 2018, before me, the undersigned officer, personally appeared **James R. Bryson, as member/manager for Cornerstone Land & Investments**, 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)

  
 Notary Public  
 My Commission Expires: 11-01-2020





IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 1 day  
of August, 2018.

GRANTEE:

Print: Powder River Energy Corporation

Sign: [Signature]  
Land Services Agent

STATE OF Wyoming)  
COUNTY OF Crook) ss.

On this the 1 day of August, 2018, before me, the undersigned  
officer, personally appeared Jacy Jones, Land Services 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.  
(SEAL)

[Signature]  
Notary Public

My Commission Expires: March 13, 2022





# "Exhibit A"

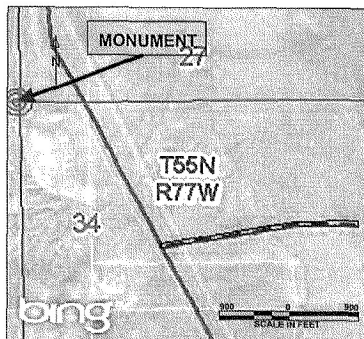
## Cornerstone Land & Investments, LLC

Page 1 of 1  
By and Between  
Cornerstone Land &  
Investments, LLC and Powder  
River Energy Corp  
Initials *JKB*

T55N, R77W, 6th P.M., Sheridan County, Wyoming  
Section 34: N 1/2 NW

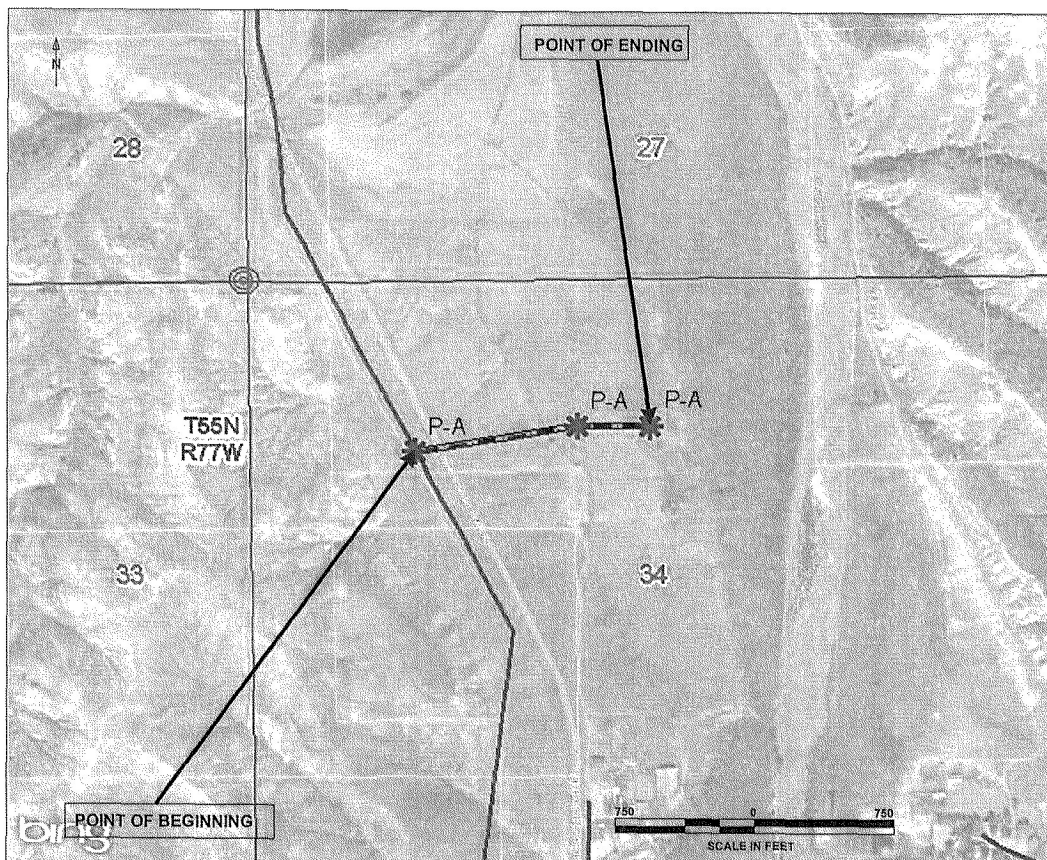
WO#: 180558

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 of the following described line. Commencing at the Northwest Corner of Section 34, T55N, R77W, thence S45°20'24.973"E a distance of 1292 Feet, more or less, to the POINT OF BEGINNING; thence N80°43'55.663"E a distance of 883 Feet, more or less, thence N89°8'26.489"E a distance of 394 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 1277 feet, more or less.



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

07/20/2018

### NO. 2018-744320 MEMORANDUM

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