

440

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Steven M. Mitzel and Mona J. Mitzel

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:

T55N, R78W, 6th P.M., Sheridan County, Wyoming

SECTION 15: SW $\frac{1}{4}$ SW $\frac{1}{4}$,

as shown on the attached map marked "Exhibit A" that includes the metes and bounds description and 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 30th day of March, 2009

Steven M. Mitzel
Steven M. Mitzel
Mona J. Mitzel
Mona J. Mitzel

State of WYOMING)
)ss
County of SHERIDAN)

The foregoing instrument was acknowledged before me this 30th day of March, 2009

by Steven M. Mitzel and Mona J. Mitzel

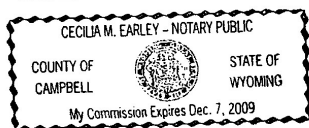
Witness my hand official seal

Cecilia M. Earley

Notary Public

My commission expires: 12-7-09

SEAL



Cindy Charles 4-1-09
Acknowledged by: Powder River Energy Corp. Date
Right of Way Agent or Project Supervisor

"Exhibit A"

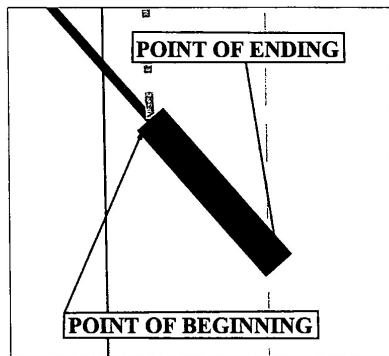
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By and Between Mitzel
and Powder River Energy Corp
Initials *SM*
WO# 80811

Mitzel

T55N, R78W, 6th PM Sheridan County, Wyoming
Section 15: SW1/4SW1/4,

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

N.T.S.



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 North East Corner of Section 16, T55N, R78W, thence S01°34'54"E for a distance of 4946 feet, more or less; to the POINT OF BEGINNING; thence S41°10'54"E for a distance of 225 feet, more or less; thus to the ending point.

The above described is for a power line ROW extending a total distance of 225 feet, more or less.

