

2011-685673 1/20/2011 10:51 AM PAGE: 1 OF 2 BOOK: 522 PAGE: 696 FEES: \$11.00 SM RIGHT OF WAY EASEM EDA SCHUNK THOMPSON, SHERIDAN COUNTY WY CLERK

PG 1 of 2

By and Between Steven M. Mitzel and Mona J. Mitzel and Powder River Energy Corp

POWDER RIVER ENERGY CORPORATION SUNDANCE, WYOMING Right Of Way Easement

Steven M. Mitzel and Mona J. Mitzel

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned:_

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 16:

SW¼SE¼,

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 agrees that all new structures built after the construction of above described power line, within the right-of-way easement, will meet National Electric Safety Code guidelines, or Cooperative will have the right to request alteration and/or removal at landowner's expense. Landowner shall not place any structure or store any material or crops within the Right of Way granted that might otherwise interfere with the operation of the power line constructed or create a risk of fire or injury. Subject to the foregoing limitations, said right-of-way may be used by Grantors for roads, pasture, agricultural crops, fencing, and other purposes not inconsistent with said easement.

The undersigned agrees that reasonable access to above described right-of-way easement be granted, in the event ingress/egress via designated easement access is obstructed.

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 day of November Out	Steven M. Mitzel Mona J. Mitzel
State of <u>WYOMING</u>	•
)ss County of <u>SHERIDAN</u>)	
	acknowledged before me this <u>M</u> day of <u>Nevember</u> , 2010
bySteven M. Mitzel and Mona J. l	Mitzel
Witness my hand official seal	Lou Longo
RAY FRIGO - NOTARY PUBLIC COUNTY OF STATE OF WYOMING My Commission Expires June 8, 2014	Acknowledged by: Powder River Energy Corp. Right of Way Agent or Project Supervisor



2011-685673 1/20/2011 10:51 AM PAGE: 2 OF 2 BOOK: 522 PAGE: 697 FEES: \$11.00 SM RIGHT OF WAY EASEM EDA SCHUNK THOMPSON, SHERIDAN COUNTY WY CLERK



"Exhibit A"

Mitzel

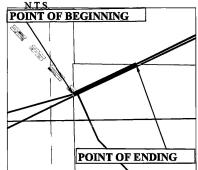
Page 2 of 2
By and Between Mitzel
and Powder River Energy Corp
Initials WO# 91234^{MM}

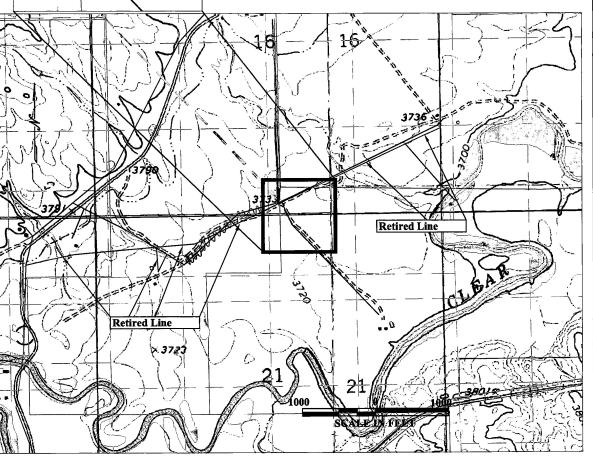
T55N, R78W, 6th PM Sheridan County, Wyoming Section 16: SW1/4SE1/4,

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 line. Commencing at the North East Corner tract 67 of Section 16, T55N, R78W, thence S43°12'24"E for a distance of 3919 feet, more or less; to the POINT OF BEGINNING line 1; thence N64°33'55"E for a distance of 521 feet, more or less; thus to the ending point.

The above described is for a power line ROW extending a total distance of 521 feet, more or less.





NO. 2011-685673 RIGHT OF WAY EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK POWDER RIVER ENERGY CORP PO BOX 5087 SHERIDAN WY 82801