

MEMORANDUM OF EASEMENT AND
RIGHT-OF-WAY AGREEMENT
WO# 250402 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **Hidden Water 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:

Hidden Water LLC
6 Bridger Point Dr
Sheridan, WY 82801

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 15 day of July, 2025.

GRANTOR(S):

Print: Joseph G Grass

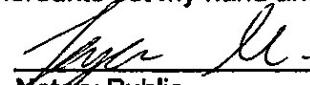
Sign: 

Owner

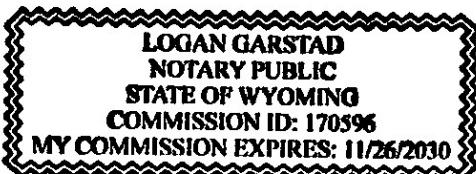
STATE OF Wyoming)
) ss.
COUNTY OF Sheridan)

On this the 15 day of July, 2025, before me, the undersigned officer, personally appeared Joseph G Grass as Owner of Hidden Water 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.


Notary Public

My Commission Expires: 11/26/2030



of *Julie* IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 21 day
of July, 2025.

GRANTEE:

Print: Powder River Energy Corporation

Sign: *Janice Hodge*

Land Services Agent

STATE OF Wyoming)
COUNTY OF Cheyenne) ss.

On this the 21 day of July, 2025, before me, the
undersigned officer, personally appeared Janice Hodge, 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.

Corrie Burgess
Notary Public

My Commission Expires: 9/20/2027

CORRIE BURGESS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 166050
MY COMMISSION EXPIRES: 09/20/2027



2025-800796 7/24/2025 9:42 AM PAGE: 3 of 3
FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

"Exhibit A"

Hidden Water LLC

T57N, R84W, 6th P.M., Sheridan County, Wyoming

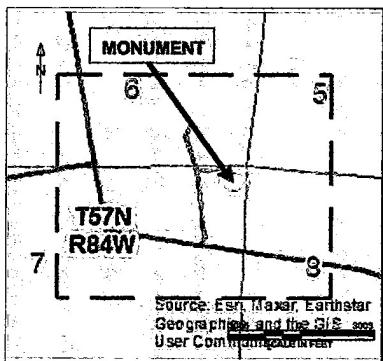
Section 7: NENE

Section 6: SESE

Page 1 of 1
By and Between
Hidden Water
LLC and Powder
River Energy Corp
Initials _____

WO#: 250402

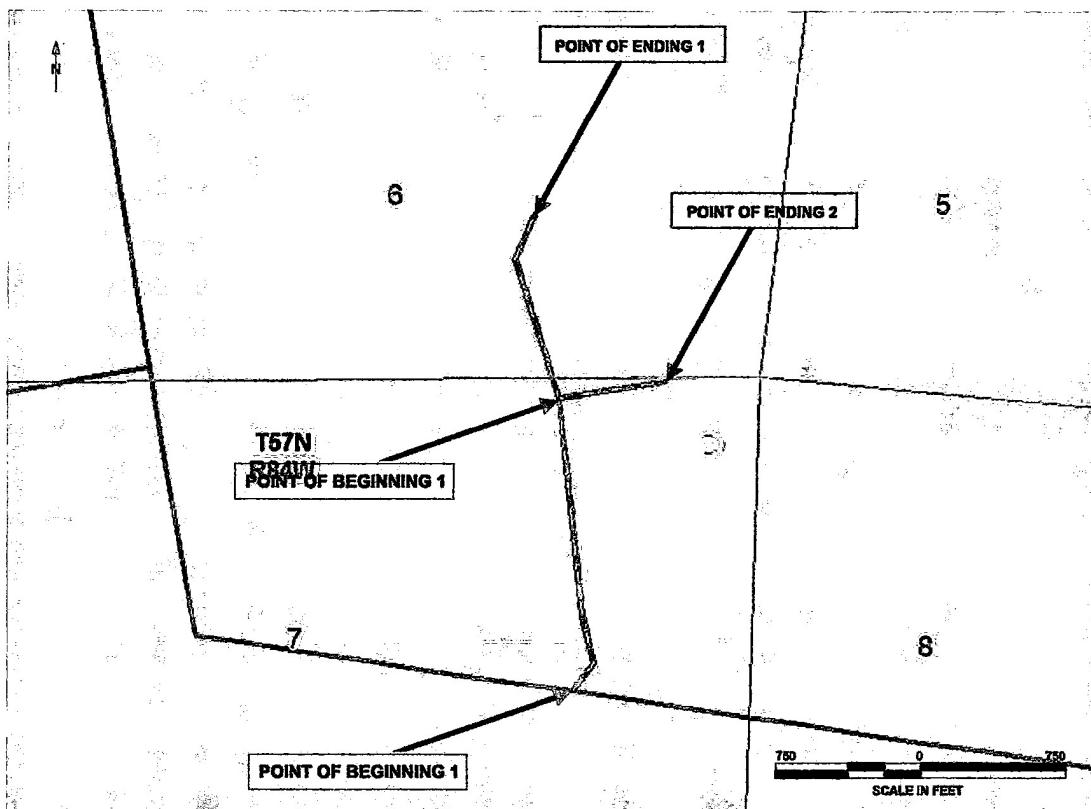
Bearing and distances are approximated based on GPS data gathered and projected into
NAD 83 Wyoming State Plane, East Central Zone, US Survey feet.



Line 1: An easement 20 Feet in width, being 10 Feet on each side when measured at right angles to the following described line. Commencing at the Northeast Corner of Section 7, T57N, R84W located at 44°56'12.340"N, 107°1'57.543"W, thence S28°52'29"W a distance of 1457 Feet, more or less, to Point of Beginning 1; thence N35°21'5"E a distance of 181 Feet, more or less; thence N12°40'24"W a distance of 252 Feet, more or less; thence N6°20'20"W a distance of 1128 Feet, more or less; thence N17°50'21"W a distance of 744 Feet, more or less; thence N23°15'44"E a distance of 250 Feet, more or less; thence N64°20'54"E a distance of 5 Feet, more or less, thus to ending point 1.

Line 2: An easement 20 Feet in width, being 10 Feet on each side when measured at right angles to the following described line. Commencing at the Northeast Corner of Section 7, T57N, R84W located at 44°56'12.340"N, 107°1'57.543"W, thence N72°57'21"W a distance of 815 Feet, more or less, to Point of Beginning 2; thence N81°14'22"E a distance of 555 Feet, more or less, thus to ending point 2.

The above described is for power line ROW extending a total of 3115 Feet, more or less.



05/22/2025

NO. 2025-800796 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
POWDER RIVER ENERGY CORP P O BOX 930
SUNDANCE WY 82729