

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, PIG IMPROVEMENT COMPANY, a corporation incorporated under the laws of the State of Wisconsin, the Grantor, for the consideration of One Dollar (\$1.00) received to its full satisfaction of THE SUGAR CREEK COAL AND MINING COMPANY, the Grantee, whose tax mailing address will be 2500 Exchange Drive, Suite 350, Columbus, Ohio, 43229, does Give, Grant, Bargain, Sell and Convey unto the said Grantee, its successors and assigns, the following described premises, situated in the Township of Dover, County of Athens and State of Ohio:

Situated in the State of Ohio, County of Athens and the Township of Dover. Being part of the Southeast Quarter of Section 16, Township 10, Range 14 and being a portion of a 55.942 acre parcel as recorded in Volume 61, Page 255 of the Athens County Record of Deeds.

Beginning at a 3/4 inch diameter iron pin (found) on the East line of said Section 16 at the southeast corner of said 55.942 acre parcel where the southwest corner of Fraction 4 of Section 10 bears South 01 degree 36 minutes 37 seconds West 320 feet,

thence from said place of beginning and leaving the East line of said Section 16 and following the boundary of said 55.942 acre parcel North 86 degrees 03 minutes 32 seconds West 1252.47 feet to a 3/4 inch diameter iron pin (found),

thence North 03 degrees 36 minutes 29 seconds East 936.04 feet to a 7 inch by 3 inch marked stone (found),

thence leaving the boundary of said 55.942 acre parcel South 43 degrees 14 minutes 08 seconds East 301.58 feet to a 1/2 inch diameter iron pin (set),

thence South 86 degrees 03 minutes 32 seconds East 1006.96 feet to a 1/2 inch diameter iron pin (set) on the East line of said Section 16, a 3/4 inch diameter iron pin (found) on the East line of said 55.942 acre parcel bears North 01 degree 36 minutes 37 seconds East 182.49 feet,

thence following the East line of said Section 16 South 01 degree 36 minutes 37 seconds West 731.64 feet to the place of beginning. Containing 21.323 acres.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 2-20-90

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DOT#16

Bearings in this description refer to the Grid Meridian of the Ohio Coordinate System, South Zone, as determined by Solar Observation.

Tie to the Southwest corner of Fraction 4 contained herein is based on the tie given in Volume 61 Page 255 of the Athens County Record of Deeds and has not been field measured.

This description prepared by Jack A. Hamilton, Registered Surveyor #6524 after a field survey of the parcel herein described during January 1990.

Prior Deed Reference: Volume 61, Page 255 of the Official Records of Athens County, Ohio.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever.

That the above granted and conveyed premises are to be held continuously and contiguously in common with the adjacent parcel described as Twentieth Tract in a certain deed recorded at Volume 94, Page 227 of the Athens County Deed Records, which Twentieth Tract is owned by grantee.

And the said Grantor, does for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are free and clear from all encumbrances whatsoever.

And that it will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever.

BASIS OF BEARINGS

BEARINGS ON THIS MAP REFER TO THE GRID MERIDIAN OF THE OHIO COORDINATE SYSTEM (SOUTH ZONE) AS DETERMINED BY SOLAR OBSERVATION.



SOURCES OF DATA

DEED RECORDS SHOWN HEREON AND PRIOR DEEDS WHERE NECESSARY.

LEGEND

- IRON PIN (SET)(1/2" DIA.)
- IRON PIN (FOUND)(3/4" DIA.)
- ✕✕ EXISTING FENCE
- HI VOLTAGE TRANSMISSION LINE

THE SUGAR CREEK
COAL & MINING
COMPANY
V. 94 P. 227
20th TRACT

PIG IMPROVEMENT CO.
V. 61 P. 255

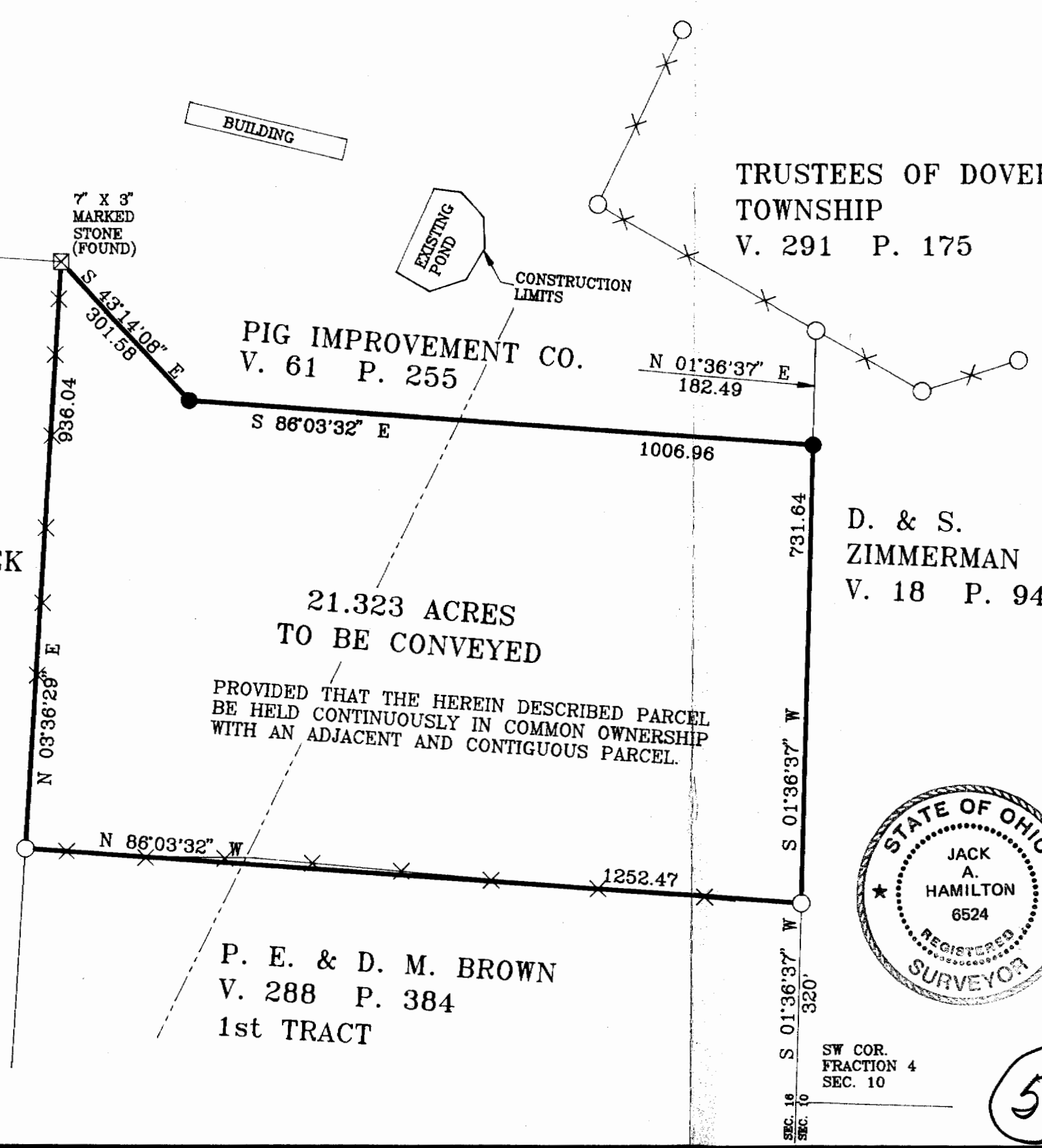
TRUSTEES OF DOVER
TOWNSHIP
V. 291 P. 175

D. & S.
ZIMMERMAN
V. 18 P. 949

21.323 ACRES
TO BE CONVEYED

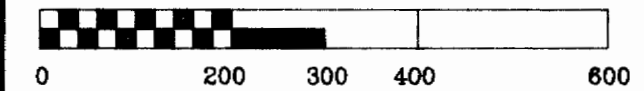
PROVIDED THAT THE HEREIN DESCRIBED PARCEL
BE HELD CONTINUOUSLY IN COMMON OWNERSHIP
WITH AN ADJACENT AND CONTIGUOUS PARCEL.

P. E. & D. M. BROWN
V. 288 P. 384
1st TRACT



MAP SHOWING A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 16 TOWNSHIP 10 RANGE 14
DOVER TOWNSHIP, ATHENS COUNTY, OHIO.

SCALE: 1" = 200'



SURVEYED DURING JANUARY 1990.
DRAWN BY: D.J.M.

Jack A. Hamilton
JACK A. HAMILTON P.S. #6524

COMM. #469-4

HAMILTON SURVEYING
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