

Description checked for
Mathematical Accuracy

ATHENS COUNTY
ENGINEERS OFFICE

BY:

Robert Eichenberg

DATE:

10/17/85

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: The Sunday Creek Coal Company, an Ohio Corporation with its principal place of business at 68 West Columbus Street, Nelsonville, Athens County, Ohio, in consideration of One Dollar and other good and valuable consideration to it paid by the Trustees of the Morristown Holiness Church, whose address is Route 1, P.O. Box 15, Millfield, Ohio 45761, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said Trustees of the Morristown Holiness Church, their successors and assigns forever the following described real estate:

Situated in the Northeast Quarter Section 21, Township 10 N, Range 14 W, Township of Dover, County of Athens and State of Ohio and further described as follows:
Beginning at the Northeast corner of Section 21; thence South 2 degrees 20 minutes 00 seconds West a distance of 550.14 feet to a point; thence North 87 degrees 20 minutes 00 seconds West a distance of 1380.00 feet to a railroad spike in the center of County Road No. 29 being the true point of beginning; thence along the center of said road North 20 degrees 51 minutes 20 seconds West a distance of 71.43 to a railroad spike set in the center of said Road at the P.C. of a curve; thence along said curve, curving to the right having a radius of 871.71 feet and a central angle of 11 degrees 12 minutes 22 seconds, and chord length of 170.20 feet (bearing North 15 degrees 15 minutes .01 second West) an arc distance of 175.23 feet to a railroad spike set in center of said road; thence South 81 degrees 29 minutes .05 seconds West, passing through an iron pin set at 30 feet, a distance of 207.60 feet to an iron pin set; thence South 1 degree 21 minutes 10 seconds East a distance of 187.64 feet to an iron pin set; thence South 87 degrees 19 minutes 57 seconds East, passing through an iron pin set at 241.37 feet, a distance of 271.37 feet to the true point of beginning.

Containing 1.13 acres. Subject to all legal rights of way and easements of record.

EXCEPTING AND RESERVING unto the grantor any and all oil and/or natural gas in and under said premises as well as the right to mine and remove the same.

EXCEPTING ALSO that this conveyance is subject to the terms and conditions contained in a certain Lease between the grantor herein and the Preston Oil Company, said Lease being recorded in Volume 20 at Pages 337 and 362 of the Lease Records of Athens County, Ohio.

The above description was prepared from an actual survey of the premises made by Joseph C. Roman, Registered Surveyor No. 6961 in October, 1985.

All iron pins set are 5/8 inch diameter with 1 1/4" identification Cap. All bearings are based on the East line of Section 21 as South 2 degrees 20 minutes West.

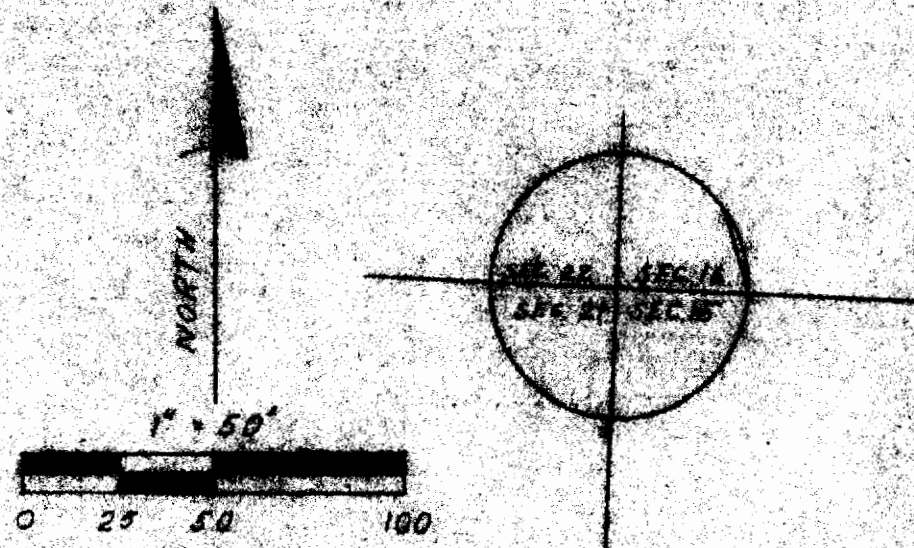
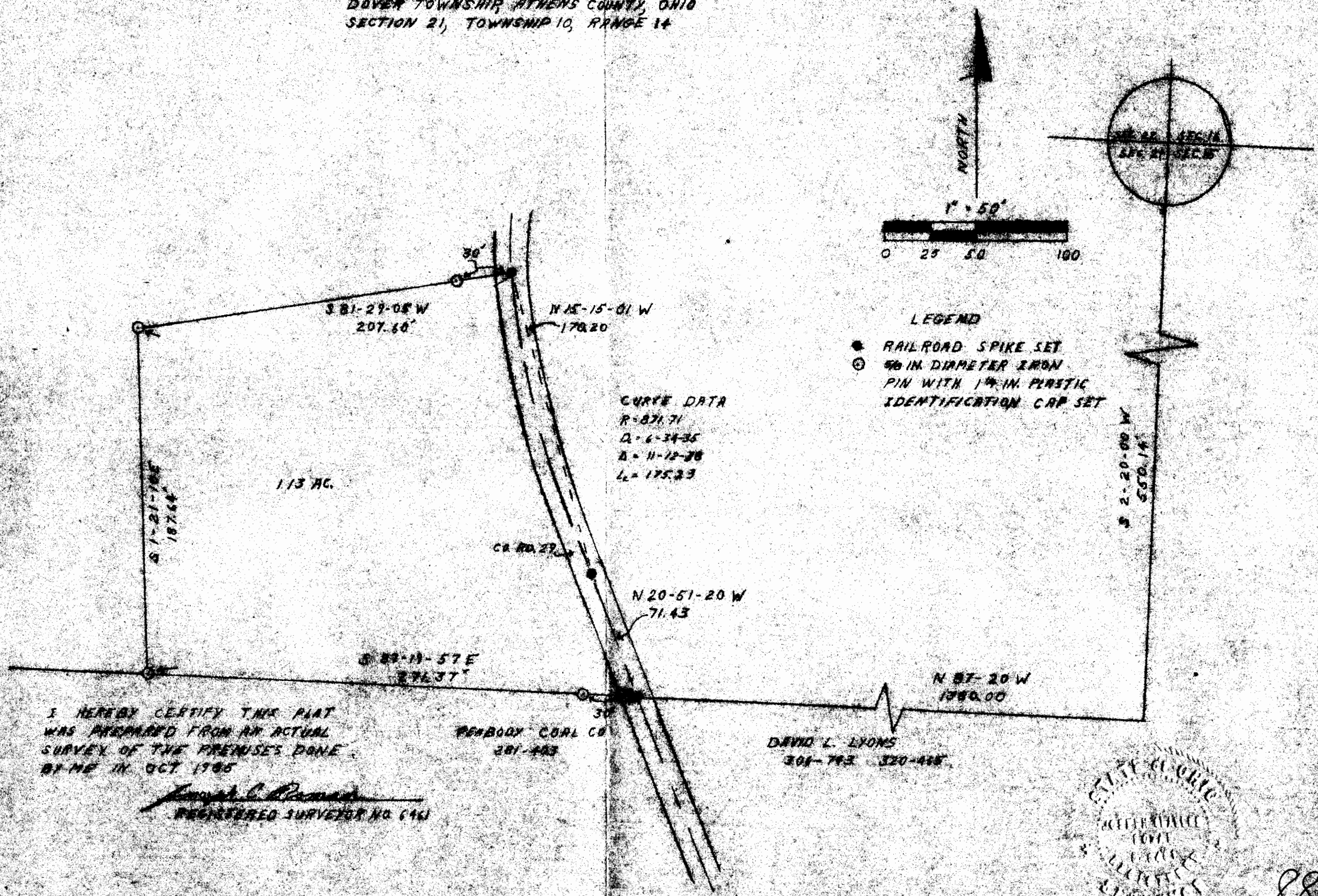
REFERENCE: Volume 127 Page 629, Deed Records of Athens County, Ohio

TO HAVE AND TO HOLD said premises, with all the privileges

NOLAN AND OREMUS CO., L.P.A.
55 W. WASHINGTON ST.
NELSONVILLE, OHIO 45764
614/753-1001

87
Don #21

PLAT SURVEY 1.13 ACRES
 PART SUNDAY CREEK COAL CO. PROPERTY
 VOLUME 127 PAGE 429
 DOVER TOWNSHIP, ATHENS COUNTY, OHIO
 SECTION 21, TOWNSHIP 10, RANGE 14



LEGEND
 ● RAILROAD SPIKE SET
 ⊕ 56 IN. DIAMETER IRON PIN WITH 1/4 IN. PLASTIC IDENTIFICATION CAP SET

I HEREBY CERTIFY THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES DONE BY ME IN OCT. 1985

Joseph C. Roman
 REGISTERED SURVEYOR NO. 6461

PENBODY COAL CO.
 281-443

DAVID L. LYONS
 301-743 320-448



88