

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that The Sunday Creek Coal Company, an Ohio Corporation, 68 West Columbus Street, Nelsonville, Ohio 45764, in consideration of one dollar and other good and valuable consideration to it paid by The Peabody Coal Company, a Delaware Corporation, 301 Memorial Drive, St. Louis Missouri 63102, does hereby remise, release and forever Quit Claim to The Peabody Coal Company, its successors and assigns, the following described railroad right of way:

Situated in the Township of Dover, County of Athens, State of Ohio and being a part of Fraction 11, Section 21, Town 10, Range 14 more particularly described as follows: Beginning at a point in the westerly right of way line of the Penn Central Railway Co., said point being 30 feet westerly from center line station 10+ 225.76 and in the easterly right of way line of the original Bailey Run, Sugar Creek and Athens Railway Co.; thence with a curve to the left having a radius of 653.80 feet, a delta angle of 32 degrees 41 minutes 31 seconds and an arc distance of 372.68 feet a chord of North 3 degrees 04 minutes 20 seconds West 368.02 feet to a point 50 feet easterly of center line station 6+45.61 feet; thence North 19 degrees 25 minutes 07 seconds West 210.56 feet to a point 50 feet easterly of center line station 8+56.17 and in the South line of the Sunday Creek Coal Company property recorded in Volume 127, Page 629, Athens County Recorders Office; thence North 87 degrees 21 minutes 26 seconds West, along the Sunday Creek Coal Company South line, 107.89 feet to a point 50 feet westerly of center line station 8+96.68; thence South 19 degrees 25 minutes 07 seconds East 251.07 feet to a point 50 feet westerly of center line station 6+45.61 feet; thence with a curve to the right having a radius of 553.80 feet, a delta angle of 61 degrees 20 minutes and an arc distance of 592.02 feet a chord of South 11 degrees 14 minutes 53 seconds West 564.93 feet to a point; thence South 48 degrees 05 minutes 07 seconds East 20.0 feet to a point in the westerly right of way line of the Penn Central Railway, said point being 30 feet westerly from centerline station 10+ 539.14; thence North 41 degrees 54 minutes 53 seconds East, along the Penn Central westerly right of way line 313.38 feet to the place of beginning and containing 1.624 acres.

SUBJECT to all legal rights of way and easements of record.

This description was prepared from a survey made under my supervision in April, 1986. Registered surveyor no. S-5216, William W. Watkins.

and all the Estate, Right, Title and Interest of the said grantor in and to said right of way; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said SUNDAY CREEK COAL COMPANY has

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERING OFFICE
BY: Bob Eichenberg
DATE: 6-4-86

43
Doc # 21

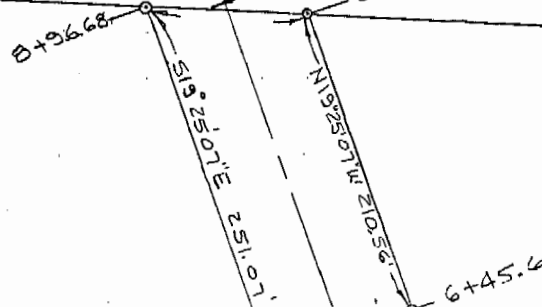
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SUNDAY CREEK COAL CO.

127-629

N87°21'26"W

107.89'



PEABODY COAL CO.

218-403

DAVID L. LYONS

306-743 & 320-465

1.623 ACRES

CH = N3°04'20"W 368.02'

L = 372.68'

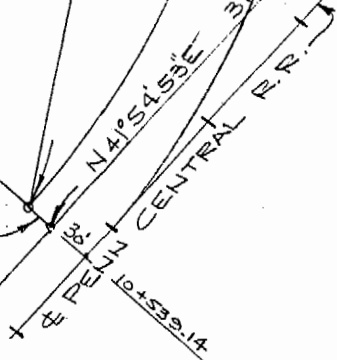
CH = S11°14'53"W 544.93'

L = 592.02'



S48°05'07"E
20.0'

N4°15'54.53"E
318.33'



PLAT OF 1.624 ACRES
PART OF OLD BAILEY RUN, SUGAR
CREEK AND ATHENS RAILWAY CO.
FR11, SECTION 21, TOWN 10, RANGE 14
DOVER TWP, ATHENS CO. OHIO

SCALE: 1"=100'

MAY 1, 1986

THIS PLAT WAS PREPARED FROM A
SURVEY MADE UNDER MY SUPERVISION
IN APRIL 1986.

William M. Watkins

REGISTERED SURVEYOR N.E.S. 5216