

Exhibit "A"
Certificate of Transfer

The Estate of Mary Elizabeth Triplet
Morgan County Probate Case No. 18-PE-0018

Being an undivided one-half (1/2) interest in the following described Real Estate:

Being tracts of land transferred to Sherry Triplet ETAL as recorded in Official Records Volume 384 at page 702, Athens County Recorder's Office, Athens County, Ohio, also being a part Lease Lots 68 and 69, Section 18, Township-9, Range-14, Athens Township, Athens County, State of Ohio and more particularly described as follows;

Beginning for reference at the southeast corner of Lease Lot 69;

Thence along the east line of Lease Lot 69 North 02°53'48" East a distance of 286.21 feet to a 5/8" iron pin set being the intersection of the assumed westerly right of way line of State Route 550 and the east line of said Lease Lot 69 and being the point of beginning for the tract herein described;

Thence leaving said east line and along said westerly right of way line South 43°03'51" West a distance of 283.52 feet to a 5/8" iron pin set;

Thence leaving the westerly right of way line of State Route 550 and along the assumed westerly right of way line of Township Road 1254A, Hawks Road South 63°01'25" West a distance of 399.31 feet to a 5/8" iron pin set being the southeast corner of a tract transferred to Rena M. Ransom as recorded in Volume 87 at page 970;

Thence leaving said westerly right of way line and along the boundary of said Ransom tract the following three courses;

1. North 33°28'47" West a distance of 211.20 feet to a 5/8" iron pin set;
2. South 63°01'24" West a distance of 99.00 feet to a 5/8" iron pin set;
3. South 33°28'47" East a distance of 211.20 feet to a 5/8" iron pin set on the assumed westerly right of way line of Township Road 1254A, Hawks Road;

Thence leaving said Ransom boundary and along said westerly right of way line the following two courses;

1. South 63°01'20" West a distance of 125.73 feet to a 5/8" iron pin set;
2. South 45°31'23" West a distance of 56.30 feet to a 5/8" iron pin set being the southeast corner of a tract transferred to Lawrence F. Kent as recorded in Volume 285 at page 132;

Thence leaving said westerly right of way line and along said Kent boundary and continuing along the boundary of tracts transferred to Lawrence F. Kent as recorded in Volume 285 at page 132 the following nine courses;

1. North 12°28'38" West a distance of 184.80 feet to a 5/8" iron pin set;
2. South 73°31'22" West a distance of 115.50 feet to a 5/8" iron pin set;
3. South 09°01'22" West a distance of 66.00 feet to a 5/8" iron pin set;
4. South 25°31'22" West a distance of 66.00 feet to a 5/8" iron pin set;
5. South 09°15'29" East a distance of 68.39 feet to a 5/8" iron pin set;
6. South 45°31'22" West a distance of 50.00 feet to a 5/8" iron pin set;
7. North 23°17'38" West a distance of 25.00 feet to an existing iron pin;
8. South 45°31'22" West a distance of 150.00 feet to a 5/8" iron pin set;
9. South 23°17'38" East a distance of 125.00 feet to a 5/8" iron pin set on the westerly right of way line of Township Road 1254A, Hawks Road;

Thence leaving said Kent boundary and along said westerly right of way line the

following two courses;

1. South 45°31'22" West a distance of 209.00 feet to a 5/8" iron pin set;
2. South 40°11'22" West a distance of 120.99 feet to a 5/8" iron pin set;

Thence leaving said westerly right of way line and along the boundary of tracts transferred to Charles Hawk Jr as recorded in Volume 313 at page 75 the following three courses;

1. North 49°50'00" West a distance of 99.50 feet to an existing iron pin;
2. South 65°22'00" West a distance of 153.08 feet to an existing iron pipe;
3. South 37°22'33" West a distance of 178.62 feet to a 5/8" iron pin set on the assumed easterly right of way line of State Route 13;

Thence leaving said Hawk boundary and along said easterly right of way line the following five courses;

1. North 55°44'14" West a distance of 732.85 feet to a 5/8" iron pin set;
2. North 09°55'20" East a distance of 241.97 feet to a 5/8" iron pin set;
3. North 02°05'04" East a distance of 638.90 feet to a 5/8" iron pin set;
4. North 09°14'01" East a distance of 174.72 feet to a 5/8" iron pin set;
5. North 15°51'15" East a distance of 305.72 feet to a 5/8" iron pin set being a point on the boundary of a tract transferred to The Sugar Creek Coal and Mining Company as recorded in Volume 160 at page 169;

Thence leaving said easterly right of way line and along said Sugar Creek Coal and Mining Company boundary South 89°21'06" East a distance of 2079.29 feet to an existing stone being a point on east line of Lease Lot 69 and the west line of a tract transferred to The Sugar Creek Coal and Mining Company as recorded in Volume 94 at page 227;

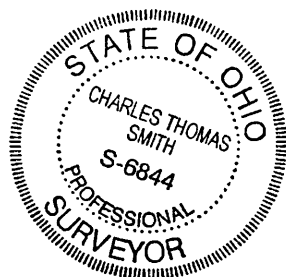
Thence along said west line South 02°53'48" West a distance of 546.51 feet to the principal point of beginning containing 20.726 acres more or less in Lease Lot 68 and 39.968 acres more or less in Lease Lot 69 for a total of 60.694 acres subject to all legal easements and rights of way.

Being Parcel No's A010010076500 & A010010076600.

Bearings are assumed and are for the determination of angles only.

All iron pins set are 5/8"X30" rebar with plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey completed on the 27th day of December, 2018, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.




Ohio Professional Surveyor No. 6844

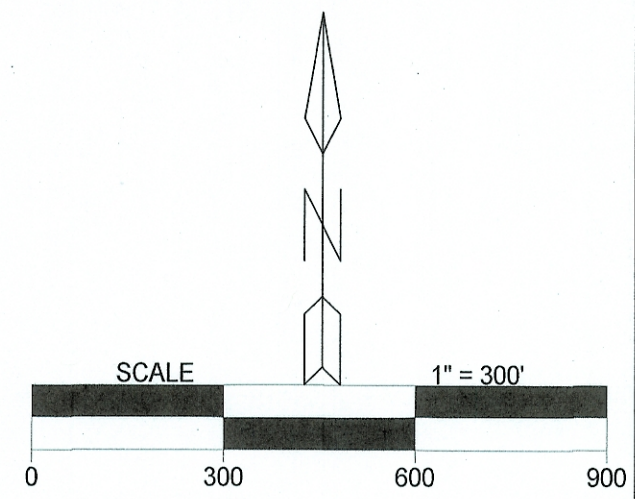
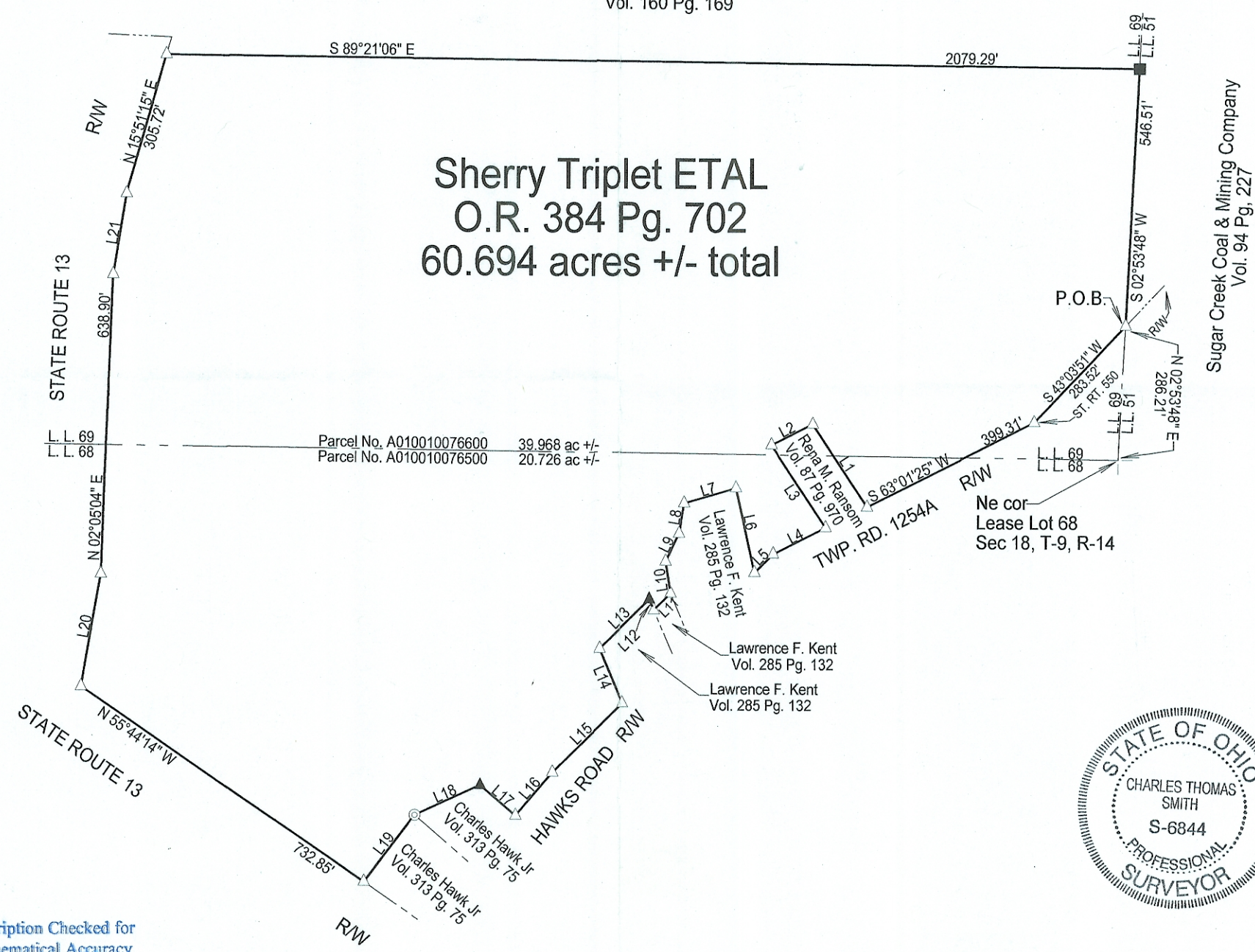
BEING A PART OF LEASE LOTS 68 AND 69, SECTION 18, TOWNSHIP-9,
RANGE-14, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO

LINE	BEARING	DISTANCE
L1	N 33°28'47" W	211.20'
L2	S 63°01'24" W	99.00'
L3	S 33°28'47" E	211.20'
L4	S 63°01'20" W	125.73'
L5	S 45°31'23" W	56.30'
L6	N 12°28'38" W	184.80'
L7	S 73°31'22" W	115.50'
L8	S 09°01'22" W	66.00'
L9	S 25°31'22" W	66.00'
L10	S 09°15'29" E	68.39'
L11	S 45°31'22" W	50.00'
L12	N 23°17'38" W	25.00'
L13	S 45°31'22" W	150.00'
L14	S 23°17'38" E	125.00'
L15	S 45°31'22" W	209.00'
L16	S 40°11'22" W	120.99'
L17	N 49°50'00" W	99.50'
L18	S 65°22'00" W	153.08'
L19	S 37°22'33" W	178.62'
L20	N 09°55'20" E	241.97'
L21	N 09°14'01" E	174.72'

REFERENCES
Current Tax Plats
Previous surveys
Deeds: as noted
Aerial Photographs
U.S.G.S. Topo Maps
Athens County GIS

Sugar Creek Coal & Mining Company
Vol. 160 Pg. 169

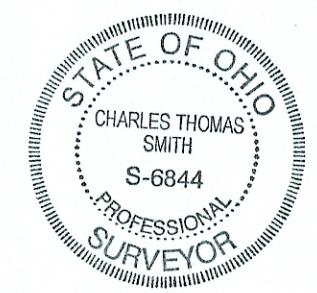
Sherry Triplet ETAL
O.R. 384 Pg. 702
60.694 acres +/- total



LEGEND

△	Iron pin set
▲	Iron pin found
•	Point
■	Stone (f)
⊙	Iron pipe found

Note: Bearings are assumed and are for the determination of angles only.
All iron pins set are 5/8"X30" rebar with plastic ID cap stamped "CTS-6844".



Surveyed & platted by:
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P.O. Box 1152
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ctssurveying@gmail.com

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 2/8/19

Plat prepared from an actual survey made on the 27th day of December, 2018 by, *[Signature]*
C. Thomas Smith Ohio Professional Surveyor No. 6844