

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that The Sunday Creek Coal Company, an Ohio Corporation, 68 West Columbus Street, Nelsonville, Athens County, Ohio, 45764, in consideration of the sum of One Dollar and other good and valuable consideration to it pay by Delbert T. Congrove and Kathleen Congrove, husband and wife, Route 3, Box 259, Glouster, Ohio 45782, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said Delbert T. Congrove and Kathleen Congrove, husband and wife, for their joint lives, the remainder to the survivor of them, the following real estate situated in the Township of Dover, County of Athens and State of Ohio and bounded and described as follows:

Situated in the Township of Dover, County of Athens, State of Ohio and being a part of the Village of Millfield, in the Northeast quarter of Section 16, Town 10, Range 14, more particularly described as follows: Commencing at an iron pipe found in the section line between Section 16 and Section 17, said pipe being North 86 degrees 39 minutes 17 seconds West 1567.04 feet from a 1 inch square iron pin found at the Northeast corner of Section 16, said iron pipe being the Northeast corner of Lot No. 15 in the original plat of the Village of Millfield; thence South 3 degrees 20 minutes 43 seconds West 231.0 feet to an iron pin found at the Northeast corner of Lot NO. 29 in the Village of Millfield, said iron pin being the place of beginning for the tract of land herein described; thence continuing South 3 degrees 20 minutes 43 seconds West along the East lot line extended 210.61 feet to a point in the center line of Athens County Road 93, passing through an iron pin set at 165.0 feet; thence North 86 degrees 19 minutes 18 seconds West, along the center line of the County Road, 82.50 feet to a point; thence leaving the County Road, North 3 degrees 20 minutes 43 seconds East 210.14 feet to an iron pin found at the Northwest corner of Lot No. 29, passing through an iron pin found at 45.14 feet; thence South 86 degrees 39 minutes 17 seconds East 82.50 feet to the place of beginning and containing 0.398 acres, of which 0.312 acres are in Lot 29. SUBJECT to all legal rights of way and easements of record.

This description was prepared from an actual survey of the premises made by me in August, 1984. William M. Watkins, Registered Surveyor No. 5216

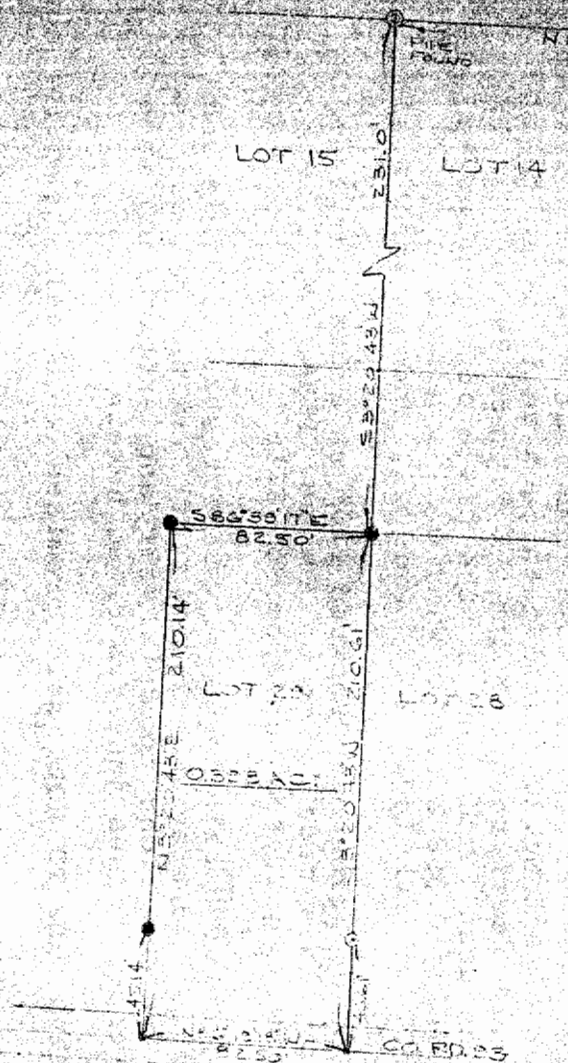
The grantor herein expressly reserves as its sole and absolute property any and all oil and natural gas as well as the right to drill for and extract the same from the premises just described herein.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns forever, subject, however, to all legal highways, easements, powers, rights, licenses, privileges and the exceptions, reservations

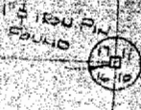
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Delbert Congrove*
DATE: 5/28/86

78
DOU#116

111002



N82°25'17"W 1567.04



- LEGEND
- PIPE FOUND
 - PIPE FOUND
 - IRON PIN FOUND
 - IRON PIN FOUND

PLAT OF SURVEY - 0.822 ACRES
 PART OF SUNDAY CREEK COAL CO PROPERTY
 VOLUME 177 PAGE 324
 LOT NO 23 VILLAGE OF MILLER
 NE 1/4 SECTION 10 TOWNSHIP 14 N
 DOVER TWP. ATHENS CO OHIO

SCALE: 1" = 50' APR 23, 1946

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES MADE BY ME IN AUGUST, 1944.

William M. Watkins
 REGISTERED SURVEYOR NO. 5510