

WARRANTY 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 Nicholas Carr and Shirley Carr, whose tax mailing address is: Route 1, P.O. Box 8, Millfield, Ohio 45761, does hereby grant, bargain, sell and convey to the said Nicholas Carr and Shirley Carr, the following described real estate:

Situated in the Township of Dover, County of Athens, State of Ohio and being a part of Section 21, Town 10, Range 14, more particularly described as follows:

TRACT 1: Commencing at an iron pin at the Northeast corner of Section 21; thence South 2 degrees 18 minutes 14 seconds West 233.30 feet to an iron pin, said iron pin being the true place of beginning for the tract of land herein described; thence South 2 degrees 18 minutes 14 seconds West 316.85 feet to an iron pin; thence North 87 degrees 21 minutes 26 seconds West 640.07 feet to a point in the East line of Parcel I of The Sunday Creek Coal Company property recorded in Volume 377, Page 453, Athens County Recorders Office; thence North 19 degrees 25 minutes 07 seconds West, along the said East line 341.87 feet to a point; thence South 87 degrees 21 minutes 26 seconds East 766.60 feet to the place of beginning and containing 5.13 acres, subject to all legal rights of way and easements of record.

TRACT 2: Commencing at an iron pin at the Northeast corner of Section 21; thence South 2 degrees 18 minutes 14 seconds West 233.30 feet to an iron pin; thence North 87 degrees 21 minutes 26 seconds West 766.60 feet to a point in the East line of Parcel I of The Sunday Creek Coal Company property recorded in Volume 377, Page 453, Athens County Recorders Office; said point being the true place of beginning for the tract of land herein described; thence South 19 degrees 25 minutes 07 seconds East along the East line of The Sunday Creek Coal Company property, 341.87 feet to a point; thence North 87 degrees 21 minutes 26 seconds West 107.89 feet to an iron pin; thence North 19 degrees 25 minutes 07 seconds West 341.87 feet to an iron pin; thence South 87 degrees 21 minutes 26 seconds East 107.89 feet to the place of beginning and containing 0.785 acres.

SUBJECT to all legal rights of way and easements of record. The total acreage of the two tracts is 5.901 acres. This description was prepared from an actual survey of the premises made under my supervision in March and April, 1986. William M. Watkins, Registered Surveyor No. S-5216.

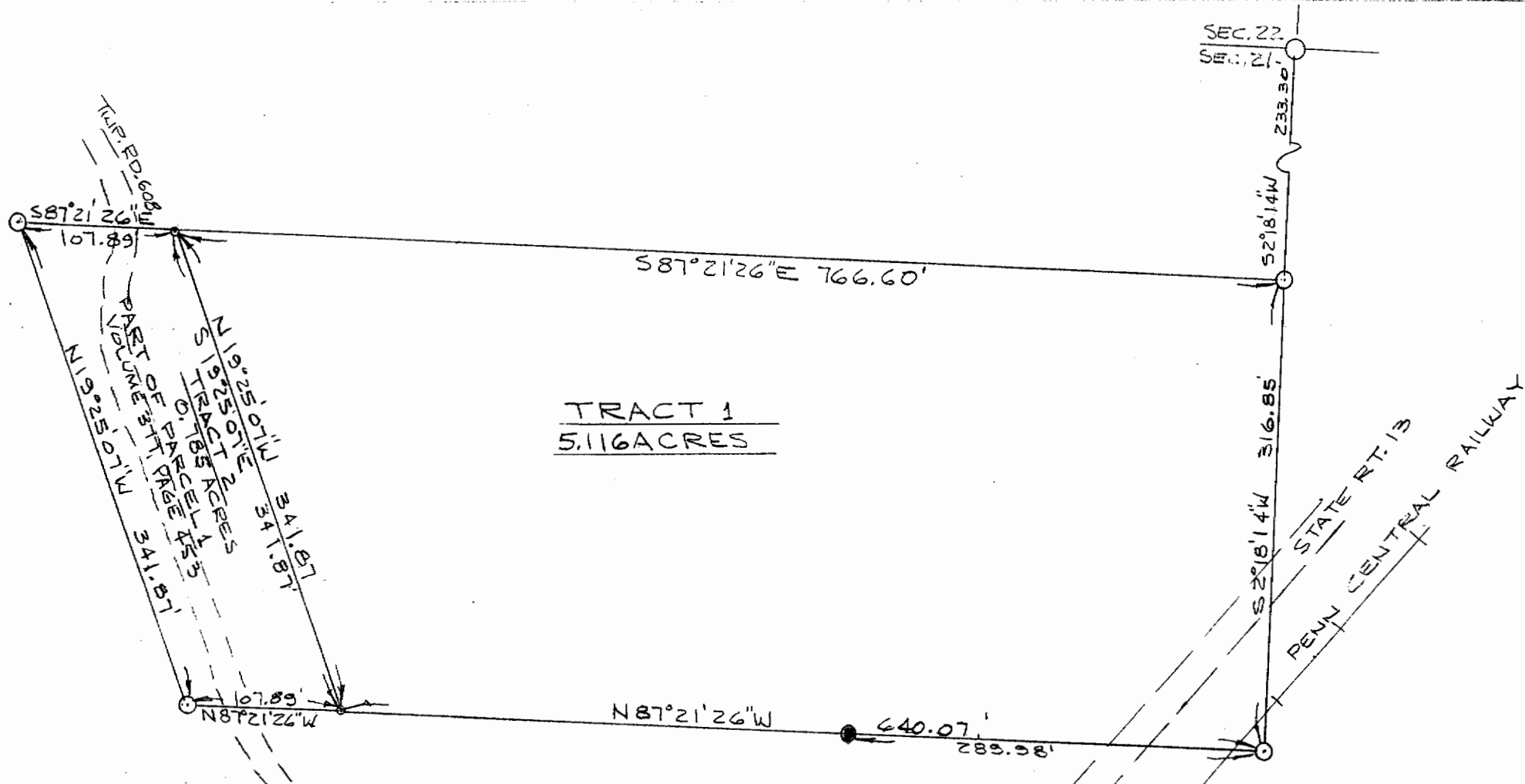
The grantor herein expressly reserves as its sole and absolute property any and all oil and natural gas as well as the right to drill for and extract the same from the premises just described herein.

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,

Checked for
DATE: 5/27/86
Bob Henderson

77
DON#21

NORTH



TRACT 1
5.116 ACRES

PLAT OF SURVEY - 5.901 ACRES
2 TRACTS
LOCATED IN SECTION 21, TOWN 10, RANGE 14,
DOVERTWP, ATHENS CO., OHIO

SCALE: 1"=100'

MAY 6, 1986

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
A SURVEY MADE UNDER MY SUPERVISION IN MARCH AND
APRIL, 1986.

William M. Watkins

REGISTERED SURVEYOR NR 5216

○ - IRON PIN

● - IRON RAIL FOUND