

Ellen Carr, the following described real estate:

Situated in the Township of Dover, County of Athens, State of Ohio and being a part of Sections 21 and 22, Town 10, Range 14, more particularly described as follows:

TRACT 1: Beginning at an iron pin at the Northeast corner of Section 21 and the Southeast corner of Section 22; 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; thence North 19 degrees 25 minutes 07 seconds West, along the said East line 301.96 feet to a point at the intersection with Parcel 3 of the Sunday Creek Coal Company property recorded in Volume 377, Page 453, Athens County Recorders Office; thence North 9 degrees 29 minutes 53 seconds East, along the East line of Parcel 3, 49.78 feet to a point; thence South 87 degrees 21 minutes 26 seconds East 874.33 feet to an iron pin; thence South 3 degrees 37 minutes 04 seconds West 95.99 feet to the place of beginning and containing 6.28 acres, 4.355 acres being in Section 21 and 1.925 acres being in Section 22. 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 and the Southeast corner of Section 22; thence South 2 degrees 18 minutes 04 seconds West 233.30 feet to an iron pin; thence North 87 degrees 21 minutes 26 seconds West 766.62 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 North 87 degrees 21 minutes 26 seconds West 107.89 feet to an iron pin; thence North 19 degrees 25 minutes 07 seconds West 355.29 feet to an iron pin; thence South 87 degrees 21 minutes 26 seconds East 107.89 feet to a point; thence South 19 degrees 25 minutes 07 seconds East 355.29 feet to the place of beginning and containing 0.816 acres, 0.578 acres being in Section 21 and 0.238 acres being in Section 22. SUBJECT to all legal rights of way and easements of record.

TRACT 3: Commencing at an iron pin at the Northeast corner of Section 21 and the Southeast corner of Section 22; thence North 3 degrees 36 minutes 54 seconds East 95.99 feet to an iron pin; thence North 87 degrees 21 minutes 26 seconds West 874.33 feet to a point in the East line of Parcel 3 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 9 degrees 29 minutes 53

Description checked for
Athens County

ATHENS COUNTY
ENGINEER'S OFFICE

BY: Bob Gushenber

DATE: 6-4-86

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DOW#21

seconds West 49.78 feet to a point; thence North 19 degrees 25 minutes 07 seconds West 53.33 feet to a point; thence South 87 degrees 21 minutes 26 seconds East 25.97 feet to the place of beginning and containing 0.0147 acres. SUBJECT to all legal rights of way and easements of record.

The total acreage of the three tracts is 7.11 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.

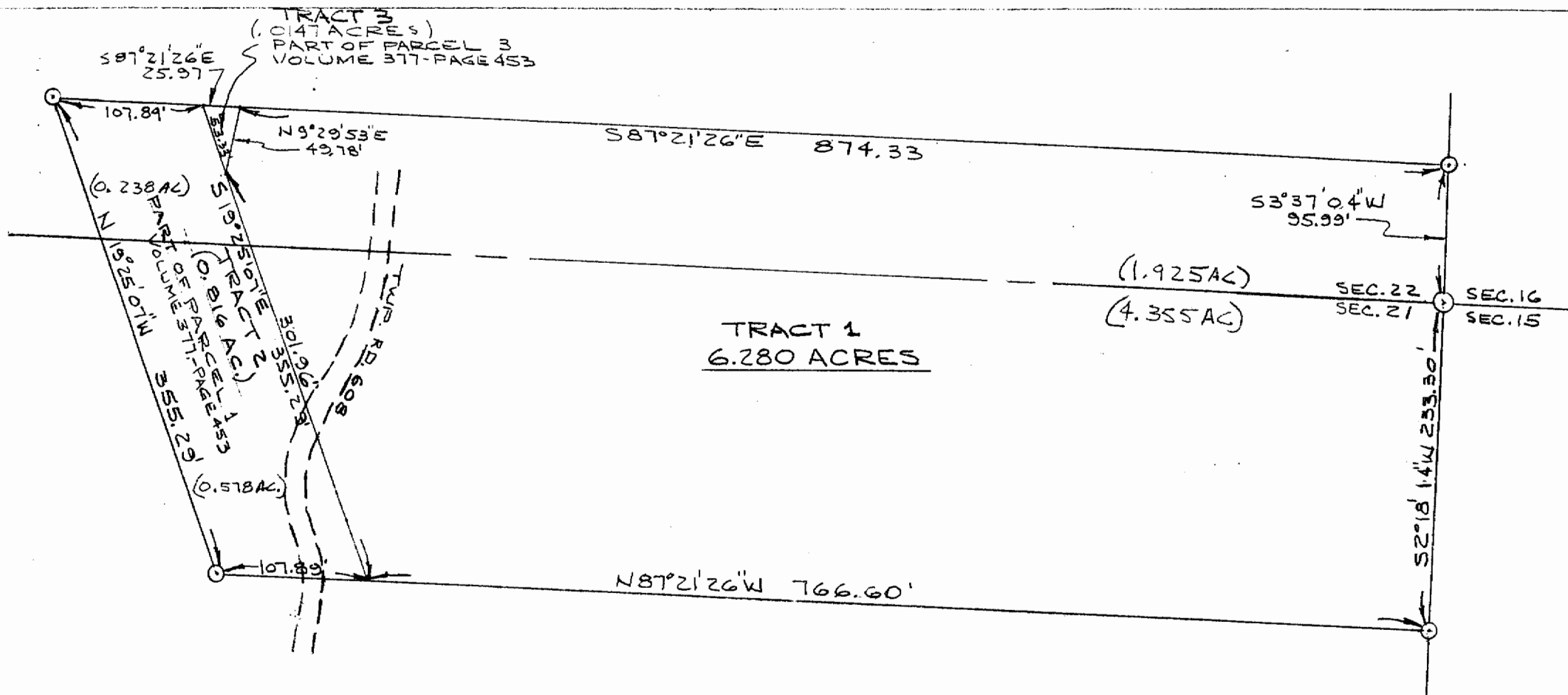
The grantor herein expressly reserves as its sole and absolute property any and all oil and natural gas as well as the right to drill for and extract the same from the premises just described herein.

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, reservations and conditions herein contained.

This conveyance is further subject to all powers and rights granted to The Preston Oil Company, its successors and assigns in and to said premises by the term of a certain oil and gas lease dated October 10, 1927, and recorded in Lease Record 20, Pages 337-364, Records Office, Athens County, Ohio, in which The Sunday Creek Coal Company is the lessor. It is understood and agreed by and between the parties hereto that the reversionary interest in said lease is and remains vested in the grantor herein.

The said Grantor, The Sunday Creek Coal Company, for itself and its successors, hereby covenants with the said Grantees, Virgil Carr and Ellen Carr, their heirs and assigns, that it is lawfully seized of the premises aforesaid and has full power and authority to convey the same. That said premises are free and clear of all encumbrances whatsoever except as aforesaid and that said Grantor will forever warrant and defend the same with the appurtenances unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever except as noted aforesaid.

NORTH



PLAT OF SURVEY - 7.11 ACRES

3 TRACTS

LOCATED IN SECTIONS 21 & 22, TOWN 10, RANGE 14,
DOVER TWP., ATHENS CO., OHIO

SCALE: 1"=300'

MAY 5, 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 N.S.-5216

0-IRON PIN

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