

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 considerations to it paid by EARL R. CAMPBELL and CAROL S. CAMPBELL, whose tax mailing address is: Route 1, Box 66, Millfield, Ohio 45761, does hereby grant, bargain, sell and convey to the said EARL R. CAMPBELL and CAROL S. CAMPBELL, their heirs and assigns forever, the following described real estate:

Situated in Section 22, Town 10, Range 14, Township of Dover, County of Athens and State of Ohio and more fully described as follows:

Beginning at the Northeast corner of Section 22; thence North 86 degrees 50 minutes 21 seconds West a distance of 1196.31 feet; thence South 3 degrees 09 minutes 39 seconds West a distance of 1454.42 feet to a point in the center of Township Road 101, said point being the true point of beginning; thence North 87 degrees 35 minutes 18 seconds West a distance of 211.81 feet to an iron pin, passing through an iron pin at 19.40 feet; thence South 2 degrees 28 minutes 55 seconds West a distance of 227.09 feet to an iron pin; thence South 83 degrees 00 minutes 16 seconds East a distance of 183.14 feet to a point in the center of Township Road 101, passing through an iron pin at 35.00 feet and an iron pin at 158.90 feet; thence North 9 degrees 22 minutes 36 seconds East along the center of Township Road 101, a distance of 243.53 feet to the true point of beginning, containing 1.064 acres.

ALSO GRANTING an easement for ingress and egress beginning at a point 45.00 feet from the Southwest corner of the above described parcel; thence South 83 degrees 00 minutes 16 seconds East a distance of 138.14 feet to the center of Township Road 101; thence South 9 degrees 22 minutes 36 seconds West a distance of 15 feet; thence North 83 degrees 00 minutes 16 seconds West a distance of 138.14 feet; thence North 9 degrees 22 minutes 36 seconds East a distance of 15 feet to the point of beginning.

This description was prepared from an actual survey of the premises made by me in May and June, 1986. (Reference Volume 127, Page 629) Joseph C. Roman, Registered Surveyor No. 6461.

Said easement shall be for a term of one year from the date hereof at an annual fee of five (\$5.00) Dollars the receipt of which is hereby acknowledged. Said easement may be extended annually upon the same terms and conditions herein described in the sole and absolute discretion of The Sunday Creek Coal Company.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the said grantee, 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

Description checked for
Mathematical Accuracy

ATHENS COUNTY
ENGINEER'S OFFICE

By Bob Eichenberg
DATE 6-12-86

12
Doc # 22

DRYDOCK COAL CO.
233-529

N 86° 50' 21" W
1196.31

NE COR
SEC. 22

154.56' ← N 87° 35' 18" W 211.81'

S 3° 09' 39" W
1454.42

19.40'



SCALE 1" = 100'

- IRON PIN FD
- IRON PIN SET

1.064 AC.

PLAT OF SURVEY - 1.064 ACRES
LOCATED IN SEC. 22, TWP 10, R 14
DOVER TWP, ATHENS CO., OHIO

S 2° 28' 55" W 227.09'

N 9° 22' 36" E 243.55'

35.00' S 83° 00' 16" E 183.14'
123.90'
138.14' EASEMENT

TWP 10, R 14, S 15

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PREMISE MADE BY ME IN
MAY AND JUNE 1986.

Joseph C. Roman
REGISTER SURVEYOR NO. 6461