

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Archibald W. [Signature]
DATE: 6-14-84

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 paid by John S. Wells, Carol A. Wells and Gary M. Wells, Route 1, Box 179B, Nelsonville, Athens County, Ohio, 45764, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said John S. Wells, Carol A. Wells and Gary M. Wells, their successors and assigns forever, the following real estate, situated in the County of Athens in the State of Ohio and in Sections 29 and 30, Township 10, Range 14, Dover Township, more particularly described as follows:

Beginning at an iron pin set in the north line of Section 29, north 86° 34' 05" west 1291.90 feet from the northeast corner of Section 29; thence south 3° 21' 36" west 1126.06 feet to a car axel corner pin found; thence north 86° 28' 45" west 659.46 feet to an iron pin set, passing through an iron pin set at 543.78 feet; thence north 3° 21' 36" east 1124.93 feet to an iron pin set in the north line of Section 29; thence north 3° 32' 19" east 263.67 feet to an iron pin set on the north side of Dover Township Road 299; thence south 26° 26' 50" east 100.03 feet to a point in Dover Township Road 299; thence along the center line of Dover Township Road 299 the following courses and distances: south 46° 28' 00" east 45.0 feet; south 66° 28' 00" east 175.0 feet; south 74° 58' 00" east 175.0 feet; south 66° 18' 00" east 85.0 feet; south 56° 48' 00" east 44.95 feet; thence leaving the Township Road, south 86° 12' 44" east 120.20 feet to the place of beginning and containing 18.222 acres, 17.037 acres in Section 29 and 1.185 acres in Section 30.

This description was prepared from an actual survey of the premises made by William M. Watkins, Registered Surveyor No. S-5216, in May and June, 1984.

Being a part of the Sunday Creek Coal Company property as recorded in Volume 148, Page 178, Athens County Recorder's Office.

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,

Don # 29

