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To Be Assigned.  
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minerals

MO2-999 00003-00  
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minerals.  
962.401Ac.

pt 07 →

488/184

## CORPORATE WARRANTY DEED

### CONVEYING 49% COAL INTEREST, AND ALL OF THE OIL AND GAS.

*KNOW ALL MEN BY THESE PRESENTS*, that Semingson Enterprises, Inc., 6751 Hunterdon Road, Glouster, Ohio 45732, an Arizona Corporation, licensed to do business in Ohio, by and through a Resolution adopted by its Board of Directors, GRANTOR, for valuable consideration paid, the receipt of which is hereby acknowledged, **GRANTS** with general warranty covenants to: Lynn Semingson, TRUSTEE, of the *Semingson Family Decedents Trust*, 6751 Hunterdon Road, Glouster, Ohio 45732, GRANTEE, his/its successors and assigns forever, an undivided 49% interest in all coal in the property described in the attached Exhibit "A" in the State of Ohio, County of Athens, Township of Trimble, together with a 100% interest in all of the oil and gas. All other minerals, including but not limited to, sand, gravel, uranium, sulfur, copper, metallic ores, and 51% of the coal associated with the property, shall remain with the Grantor. The term 'oil and gas' shall include but is limited to, all of the oil, gas, hydrocarbons and coal seam gas, coalbed methane gas, coalbed gas, methane gas, gob gas, occluded methane/natural gas and all associated natural gas and other hydrocarbons and non-hydrocarbons contained in, associated with, emitting from, or produced/originating within any formation, gob area, mined-out area, coal seam, and all communicating zones, and their liquid or gaseous constituents, whether hydrocarbon or non-hydrocarbon in, on, under or within the land herein described, together with such exclusive rights as may be necessary or convenient for Grantee, his/its/their successors and assigns, at their election, to explore for, develop, drill, produce, measure, and market production from the premises, and from adjoining lands, using methods and techniques of injecting fluids and gases into the subsurface including vertical and horizontal hydraulic or propane fracturing technology, not restricted to current technology, including the right to conduct geophysical and other exploratory tests; to drill, remove salt water, maintain, operate, cease to operate, plug, abandon, and remove wells; to use or install roads together with rights of ingress and egress to, in, from, over, under and across the premises, electric power and telephone facilities, and to construct pipelines with appurtenant facilities, including data acquisition, compression and collection facilities for use in the production and transportation of products, oil, gas and other minerals from the premises or from neighboring lands across the premises, , to store gas and oil of any kind underground, regardless of the source thereof, including the

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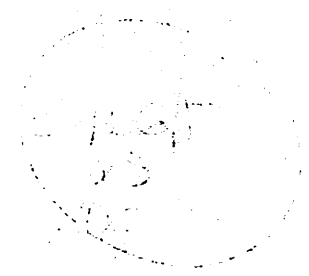
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injecting of gas therein and removing the same therefrom; to protect stored gas and oil; to operate, maintain, repair, and remove material and equipment including the right to use, utilize, fence, and occupy so much of the surface as is reasonably necessary and convenient for the purposes set forth herein and specifically for a multi-well spudding site to drill one or more horizontal or directional well bores into any formation; to use and occupy the surface and subsurface for a wellbore or wellbores to drill across, through and under the premises for to transport oil gas and minerals from the premises and adjoining premises, in, on, under and within the following real property owned by GRANTOR which is described in the following:

\*\*\*\*\***Exhibit "A" attached**\*\*\*\*\*

together with all right, title and interest in all lease payments, royalty interests, working interests or other lease payments for the extraction, drilling exploration or mining of any and all minerals, including any excepted and reserved unto GRANTOR in all prior conveyances, leases or agreements of record including, but not limited to, the July 10, 2000 conveyance recorded in Athens County, Ohio Recorder's Office O. R. Volume 0299 Page 1790 et seq. from GRANTOR to The Mead Corporation, its successors and assigns, but subject to all other easements, rights of way, restrictions, exceptions and reservations of record.

Should the GRANTEES, their successors or assigns lease the oil and gas in the future, they agree to be guided by the precepts of landowner- friendly leases including a sixty (60) day notice provision as a courtesy to the surface owner and will endeavor to enter into oil and gas leases on terms with surface-owner protections and benefits language and clauses similar to those as set forth in the Cunningham Energy, LLC model proposed lease that is recorded in Athens County Recorder's Office Official Records Book 471, Pages 1083-1133 so long as such protections do not affect the fundability of the lease.

**EXCEPTING AND RESERVING UNTO THE GRANTOR**, its successors and assigns, all of the remainder of the rights and privileges thereunto belonging to the land, appurtenances and surface to the aforementioned real property not hereinabove conveyed but subject to all other covenants, easements, rights of way, restrictions, exceptions and reservations of record including accrued real estate taxes through the date of sale.

**IN WITNESS WHEREOF**, the said GRANTOR has hereunto set its hand this 19 day of July, 2013.

SEMINGSON ENTERPRISES, INC.

By: *Lynn Semingson*  
LYNN SEMINGSON, Treasurer

State of Ohio )

SS:

County of Athens )

Before me, a Notary Public, in and for said county and state, personally appeared Lynn Semingson, Treasurer of Semingson Enterprises, Inc., an Arizona Corporation licensed to do business in Ohio, the corporation whose name is subscribed to and which executed the foregoing instrument, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument by authority of its Board of Directors and on behalf of said corporation, and that the signing and execution of said instrument is its voluntary act and deed, his free act and deed as such officer respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

In Witness Whereof, I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio, this 14 day of APRIL, 2013.

SEAL



*Laurie Deal*  
LAURIE DEAL  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES  
APRIL 5, 2014  
My Comm. Expires: \_\_\_\_\_

This Corporate Warranty Deed was prepared by: John P. Lavelle, Attorney-at-Law, LAVELLE AND ASSOCIATES, 449 E. State Street, Athens, OH. No opinion as to title is expressed by preparer.

**962.407 Acre Survey for  
Semingson Enterprises, inc.**

Situate in the State of Ohio, Athens County, Trimble Township, Sections 29, 35 and 36, T11N, R14W, and being part of D.B. 368, Pg. 88, D.B. 368, Pg. 95 conveyed to Semingson Enterprises, Inc. and all of Lots 12, 176, 181, 416, 442, 443, 444, 603, 738, 753, 759, 760, 761, 811, 818 and Commercial Parcel A in Smoke Rise 1 recorded in Envelope 75 A & B and part of the partial vacation of Smoke Rise in O.R. 91, Pg. 118 of the Athens County Recorder's office and being more particularly describes as follows:

**Point of Beginning** being an iron rail found at the southwest corner of Section 35, the west line of Athens County, the east line of Hocking County, the northwest corner of a 16.02 acre parcel conveyed to James E. Bragg recorded in O.R. 445, Pg. 935 and the grantor's southwest corner

Thence from the **Point of Beginning** North 04° 00' 36" East 1497.81 feet along the west line of Section 35, the west line of Athens County and the east line of Hocking County to an iron pin found at the southwest corner of a 35.0 acre parcel conveyed to Chester J. Wilson and Cheryl A. Wilson recorded in O.R. 434, Pg. 404;

Thence South 85° 59' 24" East 1199.92 feet along the south line of a 35.0 acre parcel conveyed to Chester J. Wilson and Cheryl A. Wilson recorded in O.R. 434, Pg. 404 to the southeast corner of a 35.0 acre parcel conveyed to Chester J. Wilson and Cheryl A. Wilson recorded in O.R. 434, Pg. 404 passing an iron pin set at 1099.92 feet;

Thence along the east line of a 35.0 acre parcel conveyed to Chester J. Wilson and Cheryl A. Wilson recorded in O.R. 434, Pg. 404 the following three courses;

1. North 03° 59' 49" East 748.63 feet to an iron pin found passing an iron pin set at 100.00 feet;
2. South 86° 00' 11" East 401.73 feet to an iron pin found;

3. North 36° 54' 41" West 786.09 feet to an iron pin found at the northeast corner of a 35.0 acre parcel conveyed to Chester J. Wilson and Cheryl A. Wilson recorded in O.R. 434, Pg. 404 passing an iron pin found at 651.50 feet;

Thence along the north line of a 35.0 acre parcel conveyed to Chester J. Wilson and Cheryl A. Wilson recorded in O.R. 434, Pg. 404 the following three courses;

1. South 53° 09' 01" West 303.73 feet to an iron pin found;
2. North 36° 50' 30" West 149.97 feet to an iron pin found;
3. South 79° 56' 50" West 782.20 feet to an iron pin found on the west line of Section 35, the west line of Athens County, the east line of Hocking County and the northwest corner of a 35.0 acre parcel conveyed to Chester J. Wilson and Cheryl A. Wilson recorded in O.R. 434, Pg. 404;

Thence North 04° 00' 36" East 2850.48 feet along the west line of Section 35, the west line of Athens County and the east line of Hocking County to an iron pin set at the southwest corner of a 588.15 acre parcel conveyed to Scioto Land Company, LLC recorded in O.R. 392, Pg. 388 being the northeast corner of Section 35 and the southwest corner of Section 36;

Thence along the south line of a 588.15 acre parcel conveyed to Scioto Land Company, LLC recorded in O.R. 392, Pg. 388 the following eighteen courses;

1. South 86° 44' 10" East 1301.69 feet along the south line of Section 36 and the north line of Section 35 to an iron pin found;
2. North 30° 45' 48" West 182.51 feet to an iron pin found;
3. North 45° 34' 59" West 167.98 feet to an iron pin found;
4. North 10° 40' 42" East 115.42 feet to an iron pin found;
5. North 33° 13' 20" East 184.99 feet to an iron pin found;
6. North 51° 58' 54" East 301.17 feet to an iron pin found;
7. North 85° 34' 12" East 177.50 feet to an iron pin found;
8. North 72° 28' 27" East 376.15 feet to an iron pin found;
9. North 78° 13' 11" East 391.61 feet to an iron pin found;
10. South 82° 16' 03" East 191.66 feet to an iron pin found;

11. North 54° 36' 06" East 270.10 feet to an iron pin found;
12. North 71° 50' 20" East 255.01 feet to an iron pin found;
13. South 47° 55' 09" East 257.96 feet to an iron pin found;
14. South 35° 07' 33" East 262.08 feet to an iron pin found;
15. South 25° 43' 20" East 394.67 feet to an iron pin found;
16. South 25° 06' 28" East 320.83 feet to an iron pin found;
17. South 03° 14' 47" East 248.07 feet to an iron pin found on the south line of Section 36;
18. South 86° 44' 10" East 1572.92 feet to an iron pin set at the southeast corner of a 588.15 acre parcel and the southwest corner of a 10.15 acre parcel conveyed to Scioto Land Company, LLC recorded in O.R. 392, Pg. 388 and the corner common to Sections 29, 30, 35 and 36;

Thence South 86° 08' 19" East 2585.78 feet along the south line of Section 30, the north line of Section 29, the south line of a 10.15 acre and 309.85 acre parcel conveyed to Scioto Land Company, LLC recorded in O.R. 392, Pg. 388 to an iron pin set at the southwest corner of a 162.21 acre parcel conveyed to the State of Ohio recorded in D.B. 185, Pg. 325, the northwest corner of a 332.73 acre parcel conveyed to the State of Ohio recorded in D.B. 185, Pg. 325 and the southeast corner of a 309.85 acre parcel conveyed to Scioto Land Company, LLC recorded in O.R. 392, Pg. 388;

Thence South 04° 16' 15" West 2697.77 feet along the west line of a 332.73 acre parcel conveyed to the State of Ohio recorded in D.B. 185, Pg. 325 to an angle iron found;

Thence South 02° 51' 16" West 2797.88 feet along the west line of a 332.73 acre parcel conveyed to the State of Ohio recorded in D.B. 185, Pg. 325 to a T-Bar found at the southwest corner of a 332.73 acre parcel conveyed to the State of Ohio recorded in D.B. 185, Pg. 325, the northwest corner of a 136.37 acre parcel conveyed to the State of Ohio recorded in D.B. 185, Pg. 325 and the northeast corner of a 140.00 acre parcel conveyed to the State of Ohio recorded in O.R. 439, Pg. 1167;

Thence North 85° 57' 35" West 2629.93 feet along the north line of a 140.00 acre parcel conveyed to the State of Ohio recorded in O.R. 439, Pg. 1167, the south line of Section 29 and the north line of Section 28 to an iron pin set at the northwest corner of a 140.00 acre parcel conveyed to the State of Ohio recorded in O.R. 439, Pg. 1167, the northeast corner of a 337.76 acre parcel conveyed to the State of Ohio recorded in O.R. 439, Pg. 1167 and the corner common to Sections 28, 29, 34 and 35;

Thence North 85° 57' 35" West 5259.86 feet along the south line of Section 35, the north line of Section 34, the north line of a 337.76 acre parcel conveyed to the State of Ohio recorded in O.R.

439, Pg. 1167, the north line of a 5.06 acre parcel conveyed to James D. Riffle and Amy J. Riffle recorded in O.R. 480, Pg. 1915, the north line of a 5.01 acre parcel conveyed to Valerie A. Leach and Timothy W. Leach recorded in O.R. 417, pg. 2634, the north line of a 7.02 acre parcel conveyed to Bryan J. West and Terri Lee West recorded in O.R. 416, Pg. 971 and the north line of a 16.02 acre parcel conveyed to James A. Bragg recorded in O.R. 445, pg. 935 to the **Point of Beginning**.

The above described contains 1000.856 acres more or less.

**Excepting** Lots 14, 16, 17, 23, 27, 28, 29, 31, 33, 38, 41, 43, 44, 54, 60, 61, 62, 64, 66, 75, 76, 78, 85, 86, 87, 88, 89, 99, 102, 170, 173, 174, 175, 177, 178, 180, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 395, 396, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 414, 415, 417, 418, 419, 424, 425, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 438, 445, 446, 449, 450, 451, 452, 453, 454, 455, 458, 461, 463, 464, 465, 467, 468, 469, 470, 472, 475, 476, 477, 478, 482, 483, 484, 485, 486, 490, 491, 495, 496, 498, 500, 501, 503, 504, 505, 507, 508, 510, 512, 513, 514, 516, 517, 546, 547, 548, 552, 553, 554, 560, 561, 562, 564, 565, 571, 581, 582, 583, 590, 597, 598, 599, 600, 601, 605, 606, 607, 608, 609, 669, 673, 678, 702, 704, 706, 711, 714, 721, 747, 754, 781, 790, 791, 804, 816, 819, 826, 827, 831, 841, 842, 849, 851, 857, 875, 877, 878, 879, and 963 in Smoke Rise 1 and Lots 9, 13, 16, 29 and 43 in Smoke Rise 2 recorded in Envelope 75 A & B, a 1.00 acre parcel conveyed to Dolores M. Baker recorded in O.R. 410, pg. 652 and Commercial Parcel "B" and Tract No. 8 Greenway (conveyed to Roy Benny Rogers and Ruth Rogers in O.R. 365, Pg. 987 and O.R. 361, Pg. 2074) containing 38.449 acres more or less.

Containing **962.407** acres more or less after said exceptions and is contained in Auditor's Permanent Parcel Numbers M020350218500 (Lot 181) (0.147 acres calculated), M010010090400 which presently shows 5.74 acres (5.74 acres calculated), M010010090500 which presently shows 65.85 acres (82.762 acres calculated), M010010090601 which presently shows 37.544 acres (40.296 acres calculated), M020290101601 which presently shows 5.12 acres (3.622 acres calculated), M020290125201 which presently shows 1.95 acres (2.662 acres calculated), M020290131000 which presently shows 284.37 acres (313.077 acres calculated), M020350101201 which presently shows 29.64 acres (55.86 acres calculated), M020350101300 (Lot 12) (0.139 acres calculated), M020350116400 which presently shows 4.71 acres (5.315 acres calculated), M020350219000 (Lot 176) (0.153 acres calculated), M020350303900 (Lot 416) (0.115 acres calculated), M020350306500 (Lot 442) (0.132 acres calculated), M020350306600 (Lot 443) (0.139 acres calculated), M020350306700 (Lot 444) (0.122 acres calculated), M020350354400 (Lot 818) (0.568 acres calculated), M020350355200 (Lot 811) (0.240 acres calculated), M020350361300 (Lot 761) (0.168 acres calculated), M020350361400 (Lot 760) (0.211 acres calculated), M020350361500 (Lot 759) (0.201 acres calculated), M020350362100 (Lot 753) (0.189 acres calculated), M020350363600 (Lot 738) 0.177 acres calculated), M020350364600 which presently shows 475.179 acres (442.364 acres calculated), M020350364700 which presently shows 13.3 acres (7.865 acres calculated) and M020350322900 (Lot 603) (0.143 acres calculated). Said 962.407 acres being comprised of 2.554 acres of platted lots of said Smoker Rise Subdivision and 959.853 acres of unplatted parcels.




Subject to all legal easements and rights of way including public and private roads as shown on Smoke Rise 1 and 2 as recorded in Athens County Recorder's office in Envelope 75 A & B.

All iron pins set are 3/4"D x 30"L rebar with a cap stamped Canter S 7226.

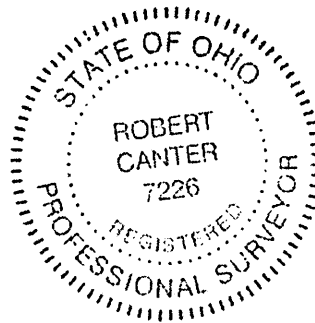
This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed May 2013. Plat of said survey is recorded in plat records Envelope \_\_\_\_\_, Athens County Recorder's Office and is made a part hereof.

Prior Instrument Reference: D.B. 368, Pg. 88, D.B. 368, Pg. 95, O.R. 459, Pg. 2151, O.R. 323, Pg. 17, O.R. 55, Pg. 442, O.R. 269, Pg. 1754, O.R. 127, Pg. 46, O.R. 298, Pg. 1593, O.R. 434, Pg. 1133, O.R. 179, Pg. 09, O.R. 166, Pg. 301, O.R. 282, Pg. 1675 and O.R. 400, Pg. 2104 of the Athens County Recorder's Office.

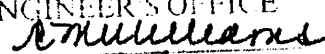
Bearings are NAD 83(CORS), Ohio State Plane, South Zone Grid. Based on GPS observations. Reference the west line of Section 35 as being N 04° 00' 36" E.

  
Robert C. Canter, P.S. 7226

5/31/13  
Date



Description Approved  
Jill A. Thompson  
Athens County Auditor  
7-17-13

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 7/19/13