

THE COSTINE LAW FIRM

136 WEST MAIN STREET
ST. CLAIRSVILLE, OHIO 43950

JOHN E. COSTINE (1894-1954)
JOHN O. COSTINE (1924-2025)
ERIC COSTINE

(740) 695-0371
(740) 695-0540
(740) 695-1477 FAX

April 13, 2026

PRELIMINARY TITLE OPINION

Jeff R. Kiko
2722 Fulton Dr. NW
Canton, OH 44718

DISPLAY COPY

Dear Mr. Kiko:

Re: Title of **SARAH E. GRUM** to 68895
Lloydsville-Bannock Road, Belmont,
OH 43718. Gas, Oil and Minerals not
intended to be conveyed.

To prepare this Opinion for **JEFF R. KIKO**, I have examined the general indices of Belmont County, Ohio, which conforms to the Ohio Marketable Title Act, for a period of time dating back forty years, and have complied with state and local title examination policies and have determined the following to be true and correct.

1. **TITLE.**

PARCEL NUMBER 32-01336.000:

Issac T. Newlin and Clover M. Newlin, husband and wife; Otis O. Bethel and Mary A. Bethel, husband and wife; and Lafayette Thomas and Lacy V. Thomas, husband and wife, transferred the subject premises to Lurie Eddy, by General Warranty Deed dated September 17, 1945 and recorded in Volume 351 at Page 334, Deed Records of Belmont County, Ohio.

Lurie Eddy, married, transferred one (1.000) acre of the subject premises to William H. Eddy and Opal J. Eddy by General Warranty Deed dated July 29, 1977, and recorded in Volume 570, Page 814, Deed Records of Belmont County, Ohio.

Lurie Eddy, married, transferred one (1.005) acres of the subject premises to William H. Eddy, Jr. by General Warranty Deed dated July 29, 1977, and recorded in Volume 570, Page 816, Deed Records of Belmont County, Ohio.

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PRELIMINARY TITLE OPINION

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Lurie Eddy, aka, Lurie E. Eddy, single, transferred the remaining acreage of the subject premises to David Grum and Sarah E. Grum, by General Warranty Deed dated July 29, 1986 and recorded in Volume 634 at Page 721, Deed Records of Belmont County, Ohio.

David Grum and Sarah E. Grum, husband and wife, transferred the subject premises to David Grum and Sarah E. Grum by Survivorship Warranty Deed dated November 7, 2003, and recorded in Volume 793, Page 555, Deed Records of Belmont County, Ohio.

David Grum, aka, David L. Grum, aka, David Lee Grum, died on July 20, 2025. By Affidavit of Survivorship dated September 10, 2025, and recorded in Book 935, Page 2663, Official Records of Belmont County, Ohio, his interest in the subject premises was transferred to Sarah E. Grum, his surviving Tenant.

PARCEL NUMBER 32-1402.000:

Frank Grum, unmarried, transferred the subject property, reserving a life estate, to Frank Grum, Jr. and Frances Grum, husband and wife, by General Warranty Deed dated October 22, 1962, and recorded in Volume 463, Page 726, Deed Records of Belmont County, Ohio.

Frank Grum died on March 6, 1963. By Affidavit For Transfer to Remaindermen, dated September 12, 1986 and recorded in Volume 635, Page 690, Deed Records of Belmont County, Ohio, the life estate of Frank Grum was extinguished.

Frank Grum Jr. died on May 23, 1986. By Certificate of Transfer dated September 24, 1986, and recorded in Volume 636, Page 53, Deed Records of Belmont County, Ohio, his interest in the subject premises was transferred to Frances Grum, his surviving tenant.

Frances Grum, a widow and not remarried, transferred the subject premises to David L. Grum and Sarah E. Grum, husband and wife by Survivorship Warranty Deed dated February 20, 1987, and recorded in Volume 639, Page 167, Deed Records of Belmont County, Ohio.

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APRIL 13, 2026

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Frances Grum, a widow and not remarried, transferred the subject premises to David L. Grum and Sarah E. Grum, husband and wife by Survivorship Warranty Deed dated February 20, 1987, and recorded in Volume 639, Page 167, Deed Records of Belmont County, Ohio.

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APRIL 13, 2026

David Grum, aka, David L. Grum, aka, David Lee Grum, died on July 20, 2025. By Affidavit of Survivorship dated September 10, 2025, and recorded in Book 935, Page 2663, Official Records of Belmont County, Ohio, his interest in the subject premises was transferred to Sarah E. Grum, his surviving Tenant.

PARCEL NUMBER 32-00391.000:

Frank Grum Jr. died on May 23, 1986. By Certificate of Transfer dated September 24, 1986, and recorded in Volume 636, Page 53, Deed Records of Belmont County, Ohio, his interest in the subject premises was transferred to Frances Grum, his surviving tenant.

Frances Grum, a widow and not remarried, transferred the subject premises, reserving a life estate, to David L. Grum and Sarah E. Grum, husband and wife, by Survivorship Warranty Deed dated February 20, 1987, and recorded in Volume 639, Page 167, Deed Records of Belmont County, Ohio.

David Grum, aka, David L. Grum, aka, David Lee Grum, died on July 20, 2025. By Affidavit of Survivorship dated September 10, 2025, and recorded in Book 935, Page 2663, Official Records of Belmont County, Ohio, his interest in the subject premises was transferred to Sarah E. Grum, his surviving Tenant.

PARCEL NUMBER 32-01116.000:

Loraine C. Caldwell, unremarried widow, transferred the subject premises to James F. Vcelka, and Patricia A. Vcelka, husband and wife, by General Warranty Deed dated August 11, 1969, and recorded in Volume 512, Page 598, Deed Records of Belmont County, Ohio.

James Vcelka died on December 26, 1998. By Certificate of Transfer dated December 2, 1999, and recorded in Volume 753, Page 206, Deed Records of Belmont County, Ohio, his interest in the subject premises was transferred to Patricia Vcelka, his surviving tenant.

PRELIMINARY TITLE OPINION

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APRIL 13, 2026

David Grum, aka, David L. Grum, aka, David Lee Grum, died on July 20, 2025. By Affidavit of Survivorship dated September 10, 2025, and recorded in Book 935, Page 2663, Official Records of Belmont County, Ohio, his interest in the subject premises was transferred to Sarah E. Grum, his surviving Tenant.

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Patricia Vcelka, widowed, transferred the subject premises to Steve Vcelka, by Quitclaim Deed dated April 5, 2000, and recorded in Volume 756, Page 486, Deed Records of Belmont County, Ohio.

Patricia Vcelka, a widow and not remarried, and Steve Vcelka, married, transferred the subject premises to Belmont County, Ohio, a political subdivision, by General Warranty Deed dated March 6, 2007, and recorded in Book 98, Page 58, Official Records of Belmont County, Ohio.

The Board of County Commissioners, Belmont County, Ohio, transferred the subject premises to Belmont County Port Authority, a body corporate and politic, by General Warranty Deed dated October 7, 2024, and recorded in Book 925, Page 4548, Official Records of Belmont County, Ohio.

Belmont County Port Authority, a body corporate and politic, transferred subject premises to David L. Grum and Sarah E. Grum by Survivorship Warranty Deed dated October 24, 2024, and recorded in Book 926, Page 1965, Official Records of Belmont County, Ohio.

David Grum, aka, David L. Grum, aka, David Lee Grum, died on July 20, 2025. By Affidavit of Survivorship dated September 10, 2025, and recorded in Book 935, Page 2663, Official Records of Belmont County, Ohio, his interest in the subject premises was transferred to Sarah E. Grum, his surviving Tenant.

PARCEL NUMBER 32-01748.001

Steve Vcelka, a widower, transferred the subject premises to James F. Vcelka and Patricia A. Vcelka by General Warranty Deed dated May 27, 1964, recorded in Volume 474, Page 343, Deed Records of Belmont County, Ohio.

James Vcelka died on December 26, 1998. By Certificate of Transfer dated December 2, 1999, and recorded in Volume 753, Page 206, Deed Records of Belmont County, Ohio, his interest in the subject premises was transferred to Patricia Vcelka, his surviving tenant.

PRELIMINARY TITLE OPINION

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APRIL 13, 2026

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PARCEL NUMBER 32-01233.000

The Youghiogheny and Ohio Coal Company, a corporation duly organized and existing under and by virtue of the laws of the State of Ohio, transferred the subject premises to Bannock Land Company by General Warranty Deed dated May 21, 1967, recorded in Volume 498, Page 3, Deed Records of Belmont County, Ohio.

Ohio River Collieries Company, an Ohio corporation, successor by merger to Bannock Coal Company, an Ohio corporation, transferred the subject premises to David L. Grum and Sarah E. Grum, husband and wife, by General Warranty Deed dated January 13, 1997, and recorded in Volume 726, Page 300, Deed Records of Belmont County, Ohio.

PRELIMINARY TITLE OPINION

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PRELIMINARY TITLE OPINION

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PARCEL NUMBER 32-01685.002

Pete Mudrak and Mudrak, husband and wife, transferred the subject premises to Seaway Coal Company by General Warranty Deed on November 30, 1961, and recorded in Volume 458, Page 313, Deed Records of Belmont County, Ohio.

Seaway Coal Company, a former Ohio corporation which has been dissolved and which is in the process of winding up its affairs, transferred the subject premises to R & F Coal Company by General Warranty Deed dated December 3, 1990, and recorded in Book 667, Page 308, Deed Records of Belmont County, Ohio.

Capstone Holding Company, an Ohio Corporation, transferred the subject premises to David L. Grum and Sarah E. Grum by General Warranty Deed dated October 27, 2020 and recorded in Book 883, Page 661, Official Records of Belmont County, Ohio.

David Grum, aka, David L. Grum, aka, David Lee Grum, died on July 20, 2025. By Affidavit of Survivorship dated September 10, 2025, and recorded in Book 935, Page 2663, Official Records of Belmont County, Ohio, his interest in the subject premises was transferred to Sarah E. Grum, his surviving Tenant.

2. DESCRIPTION.

Parcel Number 32-01402.000 is a bad survey. Surveyor has been engaged and will provide new survey based upon the results of auction.

All other descriptions are sufficient for transferring and mortgaging purposes and a copy of which is attached as Exhibit A.

PRELIMINARY TITLE OPINION

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2. DESCRIPTION.

Parcel Number 32-01402.000 is a bad survey. Surveyor has been engaged and will provide new survey based upon the results of auction.

All other descriptions are sufficient for transferring and mortgaging purposes and a copy of which is attached as Exhibit A.

EXCEPTING AND RESERVING FROM ATTACHED EXHIBIT A, UNTO THE GRANTOR, SARAH E. GRUM, single, her heirs, successors and or assigns, all coal, oil, gas and their constituents, in and underlying the above described premises, of whatever kind, nature or description, and all of the oil and gas bearing sands, strata, formations and horizons in which coal, oil, gas and their constituents may be or have been found; together with the right to extract said coal, oil, gas and their constituents by underground methods and/or by hydraulic fracturing or by any other method of extracting coal, oil, gas and their constituents now or hereafter used, adopted or practiced. This exception and reservation shall include the right to all the above minerals described after the expiration of any lease or other grant.

EXCEPTING AND RESERVING FROM ATTACHED EXHIBIT A, UNTO THE GRANTOR, her heirs and assigns, all payments payable under the terms of any Oil and Gas Lease presently in effect or hereafter executed, including but not limited to all up-front bonus consideration payments, all royalty payments, all paid-up lease rentals and all renewal rentals.

3. RIGHT OF WAY EASEMENTS.

There is a Deed of Easement by and between David L. Grum, et ux, and Ohio Power Company, an Ohio corporation, dated July 6, 1990 and recorded in Volume 663, Page 929, Deed Records of Belmont County, Ohio.

PARCEL NUMBER 32-01336.000:

There is a Right of Way Easement by and between David Grum and Sarah E. Grum, husband and wife, and South Central Power Company, an Ohio corporation, dated September 17, 2015 and recorded in Book 570, Page 399, Official Records of Belmont County, Ohio.

There is a Right of Way Easement by and between David L. Grum and Sarah E. Grum, husband and wife, and Blue Racer Midstream, LLC, a Delaware limited liability company, dated May 21, 2015 and recorded in Book 548, Page 640, Official Records of Belmont County, Ohio.

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EXCEPTING AND RESERVING FROM ATTACHED EXHIBIT A, UNTO THE GRANTOR, SARAH E. GRUM, single, her heirs, successors and or assigns, all coal, oil, gas and their constituents, in and underlying the above described premises, of whatever kind, nature or description, and all of the oil and gas bearing sands, strata, formations and horizons in which coal, oil, gas and their constituents may be or have been found; together with the right to extract said coal, oil, gas and their constituents by underground methods and/or by hydraulic fracturing or by any other method of extracting coal, oil, gas and their constituents now or hereafter used, adopted or practiced. This exception and reservation shall include the right to all the above minerals described after the expiration of any lease or other grant.

EXCEPTING AND RESERVING FROM ATTACHED EXHIBIT A, UNTO THE GRANTOR, her heirs and assigns, all payments payable under the terms of any Oil and Gas Lease presently in effect or hereafter executed, including but not limited to all up-front bonus consideration payments, all royalty payments, all paid-up lease rentals and all renewal rentals.

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There is a Right of Way Easement by and between David L. Grum and Sarah E. Grum, husband and wife, and Blue Racer Midstream, LLC, a Delaware limited liability company, dated May 21, 2015 and recorded in Book 548, Page 644, Official Records of Belmont County, Ohio.

There is a Partial Assignment between Blue Racer Midstream, LLC a Delaware limited liability company, and Ohio Gathering Company, LLC, a Delaware limited liability company, dated July 19, 2016 and recorded in Book 628, Page 840, Official Records of Belmont County, Ohio.

There is a Right of Way Agreement by and between David L. Grum and Sarah E. Grum, husband and wife, and Ohio Gathering Company, LLC, a Delaware limited liability company, dated July 25, 2016, recorded in Book 630, Page 1, Official Records of Belmont County, Ohio.

There is a Partial Assignment between Blue Racer Midstream, LLC a Delaware limited liability company, and Ohio Gathering Company, LLC, a Delaware limited liability company, dated July 19, 2016 and recorded in Book 628, Page 840, Official Records of Belmont County, Ohio.

PARCEL NUMBER 32-01402.000:

There is a Right of Way Easement by and between David L. Grum, et ux, and Ohio Power Company, an Ohio corporation, dated January 17, 1991, and recorded in Book 668, Page 228, Deed Records of Belmont County, Ohio.

There is a Right of Way Easement by and between David Grum and Sarah E. Grum, husband and wife, and South Central Power Company, an Ohio corporation, dated September 17, 2015 and recorded in Book 570, Page 401, Official Records of Belmont County, Ohio.

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There is a Permanent Easement Agreement by and between David L. Grum and Sarah E. Grum, husband and wife, and Rover Pipeline LLC, dated October 19, 2016 and recorded in Book 645, Page 309, Official Records of Belmont County, Ohio.

There is an Affidavit to Correct Permanent Easement Agreement by and between David L. Grum and Sarah E. Grum, husband and wife, and Rover Pipeline LLC, dated January 26, 2018 and recorded in Book 744, Page 701, Official Records of Belmont County, Ohio.

There is a Temporary Easement by and between David L. Grum and Sarah E. Grum, husband and wife, and Rover Pipeline, LLC, dated July 15, 2019 and recorded in Book 848, Page 778, Official Records of Belmont County, Ohio.

There is a First Amendment to Permanent Easement Agreement by and between David L. Grum and Sarah E. Grum, husband and wife, and Rover Pipeline, LLC, dated April 29, 2019 and recorded in Book 835, Page 353, Official Records of Belmont County, Ohio.

There is an Easement and Right of Way by and between David L. Grum and Sarah E. Grum, husband and wife, and Massillon Cable TV, Inc., an Ohio corporation, dated April 8, 2022 and recorded in Book 901, Page 5976, Official Records of Belmont County, Ohio.

PRELIMINARY TITLE OPINION

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APRIL 13, 2026

There is a Right of Way Easement by and between David L. Grum and Sarah E. Grum, husband and wife, and Blue Racer Midstream, LLC, a Delaware limited liability company, dated May 21, 2015 and recorded in Book 548, Page 644, Official Records of Belmont County, Ohio.

There is a Partial Assignment between Blue Racer Midstream, LLC a Delaware limited liability company, and Ohio Gathering Company, LLC, a Delaware limited liability company, dated July 19, 2016 and recorded in Book 628, Page 840, Official Records of Belmont County, Ohio.

There is a Permanent Easement Agreement by and between David L. Grum and Sarah E. Grum, husband and wife, and Rover Pipeline LLC, dated October 19, 2016 and recorded in Book 645, Page 309, Official Records of Belmont County, Ohio.

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PRELIMINARY TITLE OPINION
PAGE 10 OF 13
APRIL 13, 2026

There is a Right of Way Easement by and between David L. Grum and Sarah E. Grum, husband and wife, and South Central Power Company, an Ohio corporation, dated September 29, 2025 and recorded in Book 935, Page 1612, Official Records of Belmont County, Ohio.

PARCEL NUMBER 32-00391.000:

There is a Right of Way Easement by and between David Grum and Sarah E. Grum, husband and wife, and South Central Power Company, an Ohio corporation, dated September 17, 2015 and recorded in Book 570, Page 399, Official Records of Belmont County, Ohio.

There is a Permanent Easement Agreement by and between David L. Grum and Sarah E. Grum, husband and wife, and Rover Pipeline LLC, dated October 19, 2016 and recorded in Book 645, Page 309, Official Records of Belmont County, Ohio.

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PARCEL NUMBER: 32-01233.000

There is a Right of Way Easement by and between David L. Grum and Sarah E. Grum, husband and wife, and Blue Racer Midstream, LLC, a Delaware limited liability company, dated May 21, 2015 and recorded in Book 548, Page 640, Official Records of Belmont County, Ohio.

There is a Right of Way Easement by and between David L. Grum and Sarah E. Grum, husband and wife, and Blue Racer Midstream, LLC, a Delaware limited liability company, dated May 21, 2015 and recorded in Book 548, Page 644, Official Records of Belmont County, Ohio.

**PRELIMINARY TITLE OPINION
PAGE 10 OF 13
APRIL 13, 2026**

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PRELIMINARY TITLE OPINION
PAGE 11 OF 13
APRIL 13, 2026

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3. MORTGAGES.

I have found no mortgages of record.

4. LIENS AND JUDGMENTS.

I have found no liens or judgments of record.

5. LEASES.

Memorandum of Lease by and between David L. Grum and Sarah E. Grum, husband and wife, and XTO Energy Inc., Memorandum of Lease dated September 15, 2011 and recorded in Book 289, Page 75, Official Records of Belmont County, Ohio, which include the following four (4) parcels:

- | | | |
|----|--------------|---------------|
| 1) | 32-01402.000 | 91.9100 acres |
| 2) | 32-00391.000 | 1.4900 acres |
| 3) | 32-01336.000 | 44.4200 acres |
| 4) | 32-01233.000 | 94.61 acres |

**PRELIMINARY TITLE OPINION
PAGE 11 OF 13
APRIL 13, 2026**

There is a Partial Assignment between Blue Racer Midstream, LLC a Delaware limited liability company, and Ohio Gathering Company, LLC, a Delaware limited liability company, dated July 19, 2016 and recorded in Book 628, Page 840, Official Records of Belmont County, Ohio.

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| 4) | 32-01233.000 | 94.61 acres |

PRELIMINARY TITLE OPINION
PAGE 12 OF 13
APRIL 13, 2026

Memorandum of Lease by and between David L. Grum and Sarah E. Grum, husband and wife, and Ascent Resources-Utica, LLC, Memorandum of Lease dated September 15, 2021 and recorded in Book 894, Page 5345, Official Records of Belmont County, Ohio, which include the following two (2) parcels:

- 1) 32-01233.000 94.607 acres
- 2) 32-01402.000 91.46 acres

Examiner has not viewed the actual Leases. The Leases may have terms affecting surface use.

6. TAXES.

VALUATION OF PARCEL NO.

PARCEL 32-01336.000:

	MARKET	ASSESSED
Land	191,870	67,150
Improvements	<u>0</u>	<u>0</u>
Total	191,870	67,150

*SUBJECT TO A CAUV REDUCTION

PARCEL 32-1402.000:

	MARKET	ASSESSED
Land	211,900	74,170
Improvements	<u>146,660</u>	<u>51,330</u>
Total	358,560	125,500

*SUBJECT TO A CAUV REDUCTION

PARCEL 32-00391.000:

	MARKET	ASSESSED
Land	2,980	1,040
Improvements	<u>0</u>	<u>0</u>
Total	2,980	1,040

PARCEL 32-01116.000:

	MARKET	ASSESSED
Land	21,180	7,410
Improvements	<u>0</u>	<u>0</u>
Total	21,180	7,410

**PRELIMINARY TITLE OPINION
PAGE 12 OF 13
APRIL 13, 2026**

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PARCEL 32-01336.000:

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Land	191,870	67,150
Improvements	<u>0</u>	<u>0</u>
Total	191,870	67,150

*SUBJECT TO A CAUV REDUCTION

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Land	211,900	74,170
Improvements	<u>146,660</u>	<u>51,330</u>
Total	358,560	125,500

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Land	2,980	1,040
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Land	21,180	7,410
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Total	21,180	7,410

**PRELIMINARY TITLE OPINION
PAGE 13 OF 13
APRIL 13, 2026**

PARCEL 32-01748.001:

	MARKET	ASSESSED
Land	13,270	4,640
Improvements	<u>0</u>	<u>0</u>
Total	13,270	4,640

PARCEL 32-01233.000:

	MARKET	ASSESSED
Land	205,570	71,950
Improvements	<u>0</u>	<u>0</u>
Total	205,570	71,950

*SUBJECT TO A CAUV REDUCTION

PARCEL 32-01685.002:

	MARKET	ASSESSED
Land	205,150	71,800
Improvements	<u>0</u>	<u>0</u>
Total	205,150	71,800


*SUBJECT TO A CAUV REDUCTION

Taxes for the year 2026 are lien upon said real estate but are not yet due or payable.

Taxes for the first half of 2025 in the amount of \$3,138.40 are paid in full.

Taxes for all prior periods are paid.

Respectfully submitted,
THE COSTINE LAW FIRM


Eric Costine
Attorney at Law

EC/lsr

THIS TITLE REPORT WAS PREPARED FOR THE PURPOSE OF VERIFYING THE CHAIN OF TITLE, MORTGAGES, LIENS AND TAX INFORMATION. IT WAS NOT CONDUCTED TO SEARCH FOR MINERAL RIGHTS. THERE ARE EXCEPTIONS NOTED ON THE PRIOR DEEDS IN THE CHAIN OF TITLE AS TO "EXCEPTING AND RESERVING ALL OF THE COAL, OIL, GAS AND ALL MINERALS UNDERLYING THE ABOVE DESCRIBED REAL ESTATE". THIS TITLE OPINION DOES NOT VERIFY THE OWNER OF THE MINERAL RIGHTS.

**PRELIMINARY TITLE OPINION
PAGE 13 OF 13
APRIL 13, 2026**

PARCEL 32-01748.001:

	MARKET	ASSESSED
Land	13,270	4,640
Improvements	<u>0</u>	<u>0</u>
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EXHIBIT A

Situated in Richland Township, Belmont County, Ohio, and being a part of the Northeast Quarter of Section 34, Township 7 and Range 4.

Beginning for a description of the tract at a point in the West line of said quarter section which is 834.04 feet North from the center of Section 34; thence S. 66 deg, 18' E. 1776.05 feet to a point in a road; thence along said road N. 13 deg. 20' E. 423.79 feet; thence N. 32 deg. 59' E. 521.32 feet; thence N. 1 deg. 54' E. 406.21 feet; thence leaving the road; N. 74 deg. 13' W. 1987.20 feet to a point in the West line of the said Northeast Quarter section; thence S. 4 deg. 43' W. 957.80 feet to the place of beginning, **CONTAINING 46.425 ACRES.**

EXCEPTING and reserving therefrom all the Pittsburgh #8 seam of coal underlying said premises, together with all the mining rights, privileges and options heretofore sold and conveyed to James P. Loomis by deed recorded in Volume 160, at Page 278, Belmont County Deed Records to which deed record reference is here made.

EXCEPTING all of the No. 9, 10, and 11 veins of coal, together with the mining rights as sold in Deed Volume 540, Page 339, Deed Records of Belmont County, Ohio.

SUBJECT TO EASEMENTS and rights of way to the Ohio Power Company and East Ohio Gas Company as contained in Volume 399, Page 215, Volume 481, Page 651, and Volume 490, Page 408, Deed Records of Belmont County, Ohio.

EXCEPTING THEREFROM all coal and mining rights heretofore sold and conveyed.

SUBJECT to all exceptions, reservations, restrictions, easements and rights-of-way of record.

AUDITOR' PARCEL NUMBER: 32-01336.000

PRIOR DEED REFERENCE: Volume 793, Page 555, Deed Records of Belmont County, Ohio.

EXCEPTING from the above described premises the following:

FIRST EXCEPTION: Situated in the Township of Richland, County of Belmont, and State of Ohio, and further known as being located in the Northeast Quarter of Section 34, Township 7, and Range 4.

The tract herein described is a portion of a 46.425 acre tract of land owned by Lurie Eddy as recorded in Volume 351, Page 334, Deed Records of Belmont County, Ohio. The point of beginning is located at a point in County Highway

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Situated in Richland Township, Belmont County, Ohio, and being a part of the Northeast Quarter of Section 34, Township 7 and Range 4.

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80, said point bears the following from the Northeast corner of Section 34: South 5 deg. 24' West 1362.65 feet; North 77 deg, 57' West 372.52 feet; South 42 deg. 13' 06" West 901.01 feet; (The bearing of the East line of Section 34 is South 5 deg. 24' West). !

Thence from said point of beginning and following the center of said highway South 13 deg. 22' 10" West 198.16 feet; thence leaving the highway North 74 deg. 39' 30" West 220.00 feet to an iron pin, passing on line an iron pin at 12.00 feet; thence North 13 deg. 22' 10" East 198.16 feet to an iron pin; thence South 74 deg. 39' 30" East 220.00 feet to the point of beginning, passing on line an iron pin at 55.04 feet and 192.00 feet, **CONTAINING 1.000 ACRE.**

Survey by Fred F. Bennett, P. E. on June 13, 1977.

EXCEPTING all coal and mining rights heretofore sold and conveyed.

SUBJECT to rights of way of record.

SECOND EXCEPTION: Situated in the Township of Richland, County of Belmont, and State of Ohio, and further known as being located in the Northeast Quarter of Section 34, Township 7, and Range 4.

The tract herein described is a portion of a 46.425 acre tract of land as owned by Lurie Eddy as recorded in Volume 351, Page 334, Deed Records of Belmont County, Ohio.

The point of beginning for a description is located at a point in County Highway 80, said point bears the following from the Northeast corner of Section 34: South 5 deg. 24' West 1362.65 feet; North 77 deg. 57' West 372.52 feet; South 42 deg. 13' 06" West 901.01 feet; South 13 deg. 22' 10" West 198.16 feet (The bearing of the East line of Section 34 is South 5 deg. 24' West).

Thence from said point of beginning and following the center line of said highway South 11 deg. 10' 10" West 203.93 feet to a point on the South line of said Eddy tract.

Thence along said line North 67 deg. 12' 30" West 250.00 feet to an iron pin, passing on line an iron pin at 30.00 feet; thence North 19 deg. 42' 30" East 171.48 feet to an iron pin; thence South 74 deg. 39' 30" East 220.00 feet to a point of beginning, passing on line an iron pin at 208.00 feet, **CONTAINING 1.005 ACRES.**

Survey by Fred F. Bennett, P.E. on June 13, 1977.

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Survey by Fred F. Bennett, P.E. on June 13, 1977.

TRACT ONE:

FIRST PARCEL: Situated in the Township of Richland, County of Belmont and State of Ohio, and known as and being a part of the Northeast Quarter of Section #34, Township 7 and Range 4. Beginning for same at the Northeast corner of said Quarter; thence with the eastern boundary of said Quarter South 1 deg. 00' West 70.80 poles; thence North 81 deg. 45' West 162.0 poles to the Western Boundary of said Quarter Section; thence with said line North 1 deg. 00' East 51.80 poles to the Northwest corner of said Quarter; thence South 89 deg. 00' East 160.0 poles to the place of beginning, **CONTAINING 61.19 ACRES MORE OR LESS.**

EXCEPTING from above, the following: Beginning for the same at a stone on the Northwest corner of said Quarter, thence with the west line of said Quarter South 1 deg. 00' West 586.0' to a point in the County Road; thence with said Road North 67 deg, 301 East 343.8'; thence North 86 deg. 00' East 123.22'; thence North 1 deg. 00' East 438.18' to the north line of said quarter; thence with said north line North 89 deg. 00' West 430. 03' to the place of beginning, **CONTAINING 5.0 ACRES MORE OR LESS.**

LEAVING TO BE CONVEYED IN TRACT ONE, 56.19 ACRES, MORE OR LESS.

SECOND PARCEL: Situated in the Township of Richland, County of Belmont and State of Ohio, and known as and being a part of the Northwest Quarter of Section #28, Township 7, and Range 4. Beginning for the same at a stone on the northwest corner of said Section; thence with said Section line North 89 deg. 00' East 40.0 poles to a stone; thence South 1 deg. 00' East 80.0 poles to a stone; thence South 89 deg. 00' West 40.0 poles to a stone from which a white oak 18" in diameter bears South 39 deg. 30' East 17.0' also a white oak 16" in diameter bears South 80 deg. 00' West 7'; thence North 1 deg. 00' West 80.0 poles to the place of beginning, **CONTAINING 20 ACRES MORE OR LESS.**

TRACT ONE:

FIRST PARCEL: Situated in the Township of Richland, County of Belmont and State of Ohio, and known as and being a part of the Northeast Quarter of Section #34, Township 7 and Range 4. Beginning for same at the Northeast corner of said Quarter; thence with the eastern boundary of said Quarter South 1 deg. 00' West 70.80 poles; thence North 81 deg. 45' West 162.0 poles to the Western Boundary of said Quarter Section; thence with said line North 1 deg. 00' East 51.80 poles to the Northwest corner of said Quarter; thence South 89 deg. 00' East 160.0 poles to the place of beginning, **CONTAINING 61.19 ACRES MORE OR LESS.**

EXCEPTING from above, the following: Beginning for the same at a stone on the Northwest corner of said Quarter, thence with the west line of said Quarter South 1 deg. 00' West 586.0' to a point in the County Road; thence with said Road North 67 deg, 301 East 343.8'; thence North 86 deg. 00' East 123.22'; thence North 1 deg. 00' East 438.18' to the north line of said quarter; thence with said north line North 89 deg. 00' West 430. 03' to the place of beginning, **CONTAINING 5.0 ACRES MORE OR LESS.**

LEAVING TO BE CONVEYED IN TRACT ONE, 56.19 ACRES, MORE OR LESS.

SECOND PARCEL: Situated in the Township of Richland, County of Belmont and State of Ohio, and known as and being a part of the Northwest Quarter of Section #28, Township 7, and Range 4. Beginning for the same at a stone on the northwest corner of said Section; thence with said Section line North 89 deg. 00' East 40.0 poles to a stone; thence South 1 deg. 00' East 80.0 poles to a stone; thence South 89 deg. 00' West 40.0 poles to a stone from which a white oak 18" in diameter bears South 39 deg. 30' East 17.0' also a white oak 16" in diameter bears South 80 deg. 00' West 7'; thence North 1 deg. 00' West 80.0 poles to the place of beginning, **CONTAINING 20 ACRES MORE OR LESS.**

THIRD PARCEL: Situated in the Township of Richland, County of Belmont and State of Ohio, and known as and being a part of the Southeast Quarter of Section 35, Township 7 and Range 4. Beginning for the same at a stone in the Southeast Corner of said Section and running thence with the south line of said Section, North 97 deg. 15' West 20.0 poles to the center of the Lloydsville-Bannock Road; thence with said Road North 9 deg. 00' East 17.0 poles; thence North 18 deg. 00' East 20.0 poles; thence North 27 deg. 00' East 16.0 poles; thence North 45 deg. 45' East 5.94 poles to the Henry Daniels Corner and the east boundary of said Section; thence with said East boundary South 2 deg. 15' West 54.30 poles to the place of beginning, **CONTAINING 4.43 ACRES MORE OR LESS.**

EXCEPTING from the above, the following described Tract conveyed by P. B. Caldwell to the Union Mine Workers of America Local #1396, by deed dated October 9th, 1913, and recorded in Vol. 193, Page 464, of Belmont County Record of Deeds, and more fully described as follows: Beginning for the same at the Southwest Corner of the Henry Daniels land and running South with the East line of said Section #35, 185.0'; thence westerly 114.0' to the center of the road leading from Bannock to Lloydsville; thence with the original Tract easterly with the center of said road 119.01 to the place of beginning, **CONTAINING 0.16 ACRES MORE OR LESS, LEAVING TO BE CONVEYED BY TRACT NO. THREE, 4.27 ACRES MORE OR LESS.**

FOURTH PARCEL: Situated in the Township of Richland, County of Belmont and State of Ohio, and known as and being a part of the Southwest Quarter of Section #29, Township #7, and Range #4. Beginning for the same at the Southwest corner of Section #29; thence with the West line of said Section North 2 deg. 00' East 42.48 poles to a stone; thence South 88 deg. 30' East 68.30 poles to a corner in the Flushing and Uniontown Road, stone planted 20 links west of said corner; thence South 2 deg. 00' East 42.60 poles to a corner in said road, stone planted 20 links West of said corner, said corner being on the South line of said Section; thence

THIRD PARCEL: Situated in the Township of Richland, County of Belmont and State of Ohio, and known as and being a part of the Southeast Quarter of Section 35, Township 7 and Range 4. Beginning for the same at a stone in the Southeast Corner of said Section and running thence with the south line of said Section, North 97 deg. 15' West 20.0 poles to the center of the Lloydsville-Bannock Road; thence with said Road North 9 deg. 00' East 17.0 poles; thence North 18 deg. 00' East 20.0 poles; thence North 27 deg. 00' East 16.0 poles; thence North 45 deg. 45' East 5.94 poles to the Henry Daniels Corner and the east boundary of said Section; thence with said East boundary South 2 deg. 15' West 54.30 poles to the place of beginning, **CONTAINING 4.43 ACRES MORE OR LESS.**

EXCEPTING from the above, the following described Tract conveyed by P. B. Caldwell to the Union Mine Workers of America Local #1396, by deed dated October 9th, 1913, and recorded in Vol. 193, Page 464, of Belmont County Record of Deeds, and more fully described as follows: Beginning for the same at the Southwest Corner of the Henry Daniels land and running South with the East line of said Section #35, 185.0'; thence westerly 114.0' to the center of the road leading from Bannock to Lloydsville; thence with the original Tract easterly with the center of said road 119.01 to the place of beginning, **CONTAINING 0.16 ACRES MORE OR LESS, LEAVING TO BE CONVEYED BY TRACT NO. THREE, 4.27 ACRES MORE OR LESS.**

FOURTH PARCEL: Situated in the Township of Richland, County of Belmont and State of Ohio, and known as and being a part of the Southwest Quarter of Section #29, Township #7, and Range #4. Beginning for the same at the Southwest corner of Section #29; thence with the West line of said Section North 2 deg. 00' East 42.48 poles to a stone; thence South 88 deg. 30' East 68.30 poles to a corner in the Flushing and Uniontown Road, stone planted 20 links west of said corner; thence South 2 deg. 00' East 42.60 poles to a corner in said road, stone planted 20 links West of said corner, said corner being on the South line of said Section; thence

with said Section line North 88 deg. 30' West 71.60 poles to the place of beginning, **CONTAINING 18.57 ACRES MORE OR LESS.**

EXCEPTING from Tract No. Four, the following described tract:

Beginning for the same at a point on the south boundary of said Section from which the south west corner of said Section bears North 88 deg. 30' West 758.59" distant; thence North 5 deg. 37' West 707.16; thence South 88 deg. 30' East 462.09' to a point in the Flushing-Uniontown Road from which a stone bears North 88 deg. 30' West 13.2' distant; thence with said road South 2 deg. 00' East 702.9' to a point on the South line of said Section from which a stone bears North 88 deg. 30' West 13.2' distant; thence with said Section line North 80 deg. 30' West 422.81' to the place of beginning, **CONTAINING 7.12 ACRES MORE OR LESS, LEAVING TO BE CONVEYED BY TRACT NO. FOUR, 11.45 ACRES MORE OR LESS.**

TOTAL ACREAGE TO BE CONVEYED IN THE FOUR (4) PARCELS, 91.91 ACRES MORE OR LESS.

EXCEPTING THEREFROM all coal and mining rights heretofore sold and conveyed.

SUBJECT to all exceptions, reservations, restrictions, easements and rights-of-way of record.

EXCEPTING AND RESERVING, from all of the above four (4) named parcels, the Pittsburgh or Number Eight (8) Vein of Coal, in and underlying, together with the mining rights and privileges, as previously sold and deeded, said Deed **EXCEPTING** the coal underlying the buildings, which said coal is hereby conveyed with the surface.

EXCEPTING AND RESERVING any and all rights that the East Ohio Gas Company, or any other Gas Company, may have in and to the above described premises.

with said Section line North 88 deg. 30' West 71.60 poles to the place of beginning, **CONTAINING 18.57 ACRES MORE OR LESS.**

EXCEPTING from Tract No. Four, the following described tract:

Beginning for the same at a point on the south boundary of said Section from which the south west corner of said Section bears North 88 deg. 30' West 758.59" distant; thence North 5 deg. 37' West 707.16; thence South 88 deg. 30' East 462.09' to a point in the Flushing-Uniontown Road from which a stone bears North 88 deg. 30' West 13.2' distant; thence with said road South 2 deg. 00' East 702.9' to a point on the South line of said Section from which a stone bears North 88 deg. 30' West 13.2' distant; thence with said Section line North 80 deg. 30' West 422.81' to the place of beginning, **CONTAINING 7.12 ACRES MORE OR LESS, LEAVING TO BE CONVEYED BY TRACT NO. FOUR, 11.45 ACRES MORE OR LESS.**

TOTAL ACREAGE TO BE CONVEYED IN THE FOUR (4) PARCELS, 91.91 ACRES MORE OR LESS.

EXCEPTING THEREFROM all coal and mining rights heretofore sold and conveyed.

SUBJECT to all exceptions, reservations, restrictions, easements and rights-of-way of record.

EXCEPTING AND RESERVING, from all of the above four (4) named parcels, the Pittsburgh or Number Eight (8) Vein of Coal, in and underlying, together with the mining rights and privileges, as previously sold and deeded, said Deed **EXCEPTING** the coal underlying the buildings, which said coal is hereby conveyed with the surface.

EXCEPTING AND RESERVING any and all rights that the East Ohio Gas Company, or any other Gas Company, may have in and to the above described premises.

Situated in the Township of Richland, County of Belmont and State of Ohio, and being a part of Section 34, Township 7, Range 4.

Beginning at an iron pin in the center of the Lloydsville-Bannock Road from which the northeast corner of Section 34, bears N. 25 deg. 45' E. 816.30 feet and S. 83 deg. 45' E. 361.50 feet; thence S. 5 deg. 15' W. 335.60 feet to a stake; thence N. 78 deg. 35' W. 67.35 feet to an iron pin in the center of said road; thence N. 7 deg. 15' W. 179.15 feet to an iron pin in the center of said road; thence N. 39 deg. 49' E. 186.35 feet to the place of beginning 0.45 of an acre, set forth as tract two below.

AUDITOR'S PARCEL NUMBER: 32-01402.000

PRIOR DEED REFERENCE: Volume 639, Page 167, Deed Records of Belmont County, Ohio.

TRACT TWO:

Situated in the County of Belmont in the State of Ohio and in the Township of Richland, and bounded and described as follows:

Situated in the Township of Richland, County of Belmont, and State of Ohio, known as the following described tract of land. Beginning at a stake on the East line of Section 34, Township 7, and Range 4, from which a stone the S. E. corner of the N. E. corner of the N. E. Quarter of Section 34, bears S. 5 deg. 24' W. 1362.65 feet; thence N. 77 deg. 57' W. 692.63 feet to a stake in the center of the county road; thence N. 1 deg. 54' E. 127.64 feet to a stake in the center of the county road; thence S. 77 deg. 5' E. 700.54 feet to a post on the Section line; thence S. 5 deg. 24' W. 126.49 feet to a stake on the Section line the place of beginning, **CONTAINING 2 ACRES**. Excepting and reserving therefrom all the Pittsburgh No. 8 seam of coal, heretofore sold and conveyed.

Further excepting from tract three the following described real property:

Situated in the Township of Richland, County of Belmont, and State of Ohio, beginning at an iron pin which is located South

Situated in the Township of Richland, County of Belmont and State of Ohio, and being a part of Section 34, Township 7, Range 4.

Beginning at an iron pin in the center of the Lloydsville-Bannock Road from which the northeast corner of Section 34, bears N. 25 deg. 45' E. 816.30 feet and S. 83 deg. 45' E. 361.50 feet; thence S. 5 deg. 15' W. 335.60 feet to a stake; thence N. 78 deg. 35' W. 67.35 feet to an iron pin in the center of said road; thence N. 7 deg. 15' W. 179.15 feet to an iron pin in the center of said road; thence N. 39 deg. 49' E. 186.35 feet to the place of beginning 0.45 of an acre, set forth as tract two below.

AUDITOR'S PARCEL NUMBER: 32-01402.000

PRIOR DEED REFERENCE: Volume 639, Page 167, Deed Records of Belmont County, Ohio.

TRACT TWO:

Situated in the County of Belmont in the State of Ohio and in the Township of Richland, and bounded and described as follows:

Situated in the Township of Richland, County of Belmont, and State of Ohio, known as the following described tract of land. Beginning at a stake on the East line of Section 34, Township 7, and Range 4, from which a stone the S. E. corner of the N. E. corner of the N. E. Quarter of Section 34, bears S. 5 deg. 24' W. 1362.65 feet; thence N. 77 deg. 57' W. 692.63 feet to a stake in the center of the county road; thence N. 1 deg. 54' E. 127.64 feet to a stake in the center of the county road; thence S. 77 deg. 5' E. 700.54 feet to a post on the Section line; thence S. 5 deg. 24' W. 126.49 feet to a stake on the Section line the place of beginning, **CONTAINING 2 ACRES**. Excepting and reserving therefrom all the Pittsburgh No. 8 seam of coal, heretofore sold and conveyed.

Further excepting from tract three the following described real property:

Situated in the Township of Richland, County of Belmont, and State of Ohio, beginning at an iron pin which is located South

5 deg. 24' West 1362.65 feet, along the Section line and North 77 deg. 57' West 524.20 feet from the Northeast corner of Section No. 34, Township No. 7, and Range No. 4; thence North 77 deg. 57' West 152.86 feet to a point in the center of County Road No. 80 and passing an iron pin at 117.86 feet; thence North 8 deg. 24' 30" West 133.47 feet to a point in the center of County Road No. 80; thence South 78 deg. 29' 30" East 199.52 feet to an iron pin and passing an iron pin at 35.00 feet; thence South 12 deg. 03' West 126.94 feet to the place of beginning, **CONTAINING 0.5101 ACRES.**

Being the same premises conveyed by Frank Grum and Frances Grum, husband and wife, to Charles R. Eddy and Barbara J. Eddy by Warranty Deed recorded in Volume 533, Page 392 of the Belmont County Deed Records.

AUDITOR'S PARCEL NUMBER: 32-00391.000

PRIOR DEED REFERENCE: Volume 639, Page 167, Deed Records of Belmont County, Ohio.

RESERVING, HOWEVER, unto the grantor an estate therein for her natural

5 deg. 24' West 1362.65 feet, along the Section line and North 77 deg. 57' West 524.20 feet from the Northeast corner of Section No. 34, Township No. 7, and Range No. 4; thence North 77 deg. 57' West 152.86 feet to a point in the center of County Road No. 80 and passing an iron pin at 117.86 feet; thence North 8 deg. 24' 30" West 133.47 feet to a point in the center of County Road No. 80; thence South 78 deg. 29' 30" East 199.52 feet to an iron pin and passing an iron pin at 35.00 feet; thence South 12 deg. 03' West 126.94 feet to the place of beginning, **CONTAINING 0.5101 ACRES.**

Being the same premises conveyed by Frank Grum and Frances Grum, husband and wife, to Charles R. Eddy and Barbara J. Eddy by Warranty Deed recorded in Volume 533, Page 392 of the Belmont County Deed Records.

AUDITOR'S PARCEL NUMBER: 32-00391.000

PRIOR DEED REFERENCE: Volume 639, Page 167, Deed Records of Belmont County, Ohio.

RESERVING, HOWEVER, unto the grantor an estate therein for her natural

Description
7.179 Acres
Grum

Situated in the State of Ohio, County of Belmont, Township of Richland, and being part of the Southwest Quarter of Section 29, Township 7, Range 4, and being part of the Northwest Quarter of Section 28, Township 7, Range 4, also being all of a 7.11 acre parcel conveyed to Belmont County Ohio by Official Record 98, Page 58, Tract 4, of the Belmont County Recorder and being further described as follows:

Beginning for description at a 5/8" iron pin found capped "KYER-6948" on the Northeast corner of a 11.45 acre parcel conveyed to David L. and Sarah E. Grum by Official Record 639, Page 167, Fourth Parcel, from which a 5/8" iron pin found on the Northwest corner of the Southwest Quarter of Section 29 bears the following two (2) courses and distances:

1. North 83°11'21" West a distance of 571.10 feet;
2. North 01°49'20" East a distance of 1979.89 feet;

Thence from said place of beginning, South 28°11'31" East a distance of 978.00 feet to a point, on the Northwest corner of a 0.39 acre parcel conveyed to William McGarry Jr. by Official Record 889, Page 755, from which a 5/8" iron pin found capped "KYER-6948" bears North 02°20'29" West a distance of 843 feet;

Thence with said 0.39 acre parcel the following two (2) courses and distances:

1. South 02°20'29" East a distance of 213.73 feet to a 5/8" iron pin found capped "KYER-6948";
2. South 83°20'53" East a distance of 86.00 feet to a point in State Route 331 [Bannock Road] on the West line of a 60.553 acre parcel conveyed to Pastor Development Group LLC by Official Record 904, Page 5762, passing through a 5/8" iron pin found capped "KYER-6948" at 55.08 feet;

Thence in or near State Route 331 and with said 60.553 acre parcel, South 01°53'46" East a distance of 439.21 feet to a 5/8" iron pin found capped "KYER-6948" on the Section line between Section 28 and Section 29;

Thence continuing with said 60.553 acre parcel, South 25°43'47" East a distance of 269.33 feet to a 5/8" iron pin found capped "KYER-6948" on a northern line of a 153.571 acre parcel conveyed to the State of Ohio Department of Rehabilitation by Official Record 687, Page 136;

Thence with the said 153.571 acre parcel the following two (2) courses and distances:

1. North 50°54'37" West a distance of 354.22 feet to a 5" x 12" marked stone found on the Section line between Section 28 and Section 29;
2. North 83°14'33" West a distance of 229.53 feet to a 5/8" iron pin found capped "KYER-6948" on said Section line and the Southeast corner of the above mentioned 11.45 acre parcel;

Thence leaving the Section line and with the East line of said 11.45 acre parcel, North 05°48'56" West a distance of 704.88 feet to the place of beginning.

Containing 7.179 acres by new survey, being 6.562 acres of Auditor's Parcel Number 33-01116.000 in Section 29, and being 0.517 acres of Auditor's Parcel Number 33-01118.000 in Section 28.

Bearings in this description are based on the grid meridian of the Ohio State Plane Coordinate System, South Zone (NAD 83-2011), as determined by GPS observation.

This description was prepared under the supervision of Johnathan A. Easton, Professional Surveyor #8357 after a field survey of the herein described parcel during June of 2024.



Johnathan A. Easton
Johnathan A. Easton P.S. #8357 08-05-2024
Date

APPROVED
[Signature]
9/22/24

Description
7.179 Acres
Grum

Situated in the State of Ohio, County of Belmont, Township of Richland, and being part of the Southwest Quarter of Section 29, Township 7, Range 4, and being part of the Northwest Quarter of Section 28, Township 7, Range 4, also being all of a 7.21 acre parcel conveyed to Belmont County Ohio by Official Record 98, Page 58, Tract 4, of the Belmont County Recorder and being further described as follows:

Beginning for description at a 5/8" iron pin found capped "KYER-6948" on the Northeast corner of a 11.45 acre parcel conveyed to David L. and Sarah E. Grum by Official Record 639, Page 167, Fourth Parcel, from which a 5/8" iron pin found on the Northwest corner of the Southwest Quarter of Section 29 bears the following two (2) courses and distances:

1. North 83°11'22" West a distance of 671.10 feet;
2. North 01°49'20" East a distance of 1978.89 feet;

Thence from said place of beginning, South 28°11'32" East a distance of 378.00 feet to a point, on the Northwest corner of a 0.39 acre parcel conveyed to William McGarry Jr. by Official Record 889, Page 755, from which a 5/8" iron pin found capped "KYER-6948" bears North 02°20'29" West a distance of 843 feet;

Thence with said 0.39 acre parcel the following two (2) courses and distances:

1. South 02°20'29" East a distance of 219.78 feet to a 5/8" iron pin found capped "KYER-6948";
2. South 89°29'58" East a distance of 86.20 feet to a point in State Route 331 [Bannock Road] on the West line of a 60.553 acre parcel conveyed to Pastor Development Group LLC by Official Record 904, Page 578 2, passing through a 5/8" iron pin found capped "KYER-6948" at 53.08 feet;

Thence in or near State Route 331 and with said 60.553 acre parcel, South 01°53'46" East a distance of 439.21 feet to a 5/8" iron pin found capped "KYER-6948" on the Section line between Section 28 and Section 29;

Thence continuing with said 60.553 acre parcel, South 25°43'47" East a distance of 269.33 feet to a 5/8" iron pin found capped "KYER-6948" on a northern line of a 153.571 acre parcel conveyed to the State of Ohio Department of Rehabilitation by Official Record 687, Page 136;

Thence with the said 153.571 acre parcel the following two (2) courses and distances:

1. North 50°51'37" West a distance of 334.22 feet to a 5" x 12" marked stone found on the Section line between Section 28 and Section 29;
2. North 88°14'39" West a distance of 229.53 feet to a 5/8" iron pin found capped "KYER-6948" on said Section line and the Southeast corner of the above mentioned 11.45 acre parcel;

Thence leaving the Section line and with the East line of said 11.45 acre parcel, North 05°49'36" West a distance of 704.88 feet to the place of beginning.

Containing 7.179 acres by new survey, being 6.662 acres of Auditor's Parcel Number 33-01116.000 in Section 29, and being 0.517 acres of Auditor's Parcel Number 33-01118.000 in Section 28.

Bearings in this description are based on the grid meridian of the Ohio State Plane Coordinate System, South Zone (NAD 83-2011), as determined by GPS observation.

This description was prepared under the supervision of Johnathan A. Easton, Professional Surveyor #8357 after a field survey of the herein described parcel during June of 2024.



Johnathan A. Easton

Johnathan A. Easton P.S. #8357

08-05-2024

Date

APPROVED
[Signature]
9/22/24

Easement Description
20 Foot Easement

Being a 20' wide shared use access agreement for the purposes of ingress and egress along the existing gravel drive, situated in the State of Ohio, County of Belmont, Township of Richland, and being a portion of the Southwest Quarter of Section 29, Township 4, Range 2, also being a portion of a 18.87 acre parcel conveyed to Belmont County Ohio by Official Record 98, Page 58, Tract 3, of the Belmont County Recorder and being further described as follows:

Beginning for description at a point at the Intersection of County Road 80 (Lloydsville Bannock Road) and a gravel drive, being on the East line of a 7.5179 acre parcel conveyed to Aubrey L. and Lindsay N. Nolan by Official Record 749, Page 790, from which a 5/8" Iron pin on the Northwest corner of the Southwest Quarter of Section 29 bears the following two (2) courses and distances:

1. South 41°10'43" West a distance of 391.58 feet;
2. North 01°49'20" East a distance of 1769.88 feet;

Thence from the true place of beginning and along the existing driveway and through said 18.87 acre parcel the following thirteen courses and distances:

1. South 84°39'07" East a distance of 17.97 feet to a point in the gravel drive;
2. North 73°44'55" East a distance of 49.40 feet to a point in the gravel drive;
3. North 75°35'01" East a distance of 86.12 feet to a point in the gravel drive;
4. North 77°20'00" East a distance of 114.82 feet to a point in the gravel drive;
5. North 67°33'41" East a distance of 57.46 feet to a point in the gravel drive;
6. North 58°59'07" East a distance of 67.35 feet to a point in the gravel drive;
7. North 65°37'41" East a distance of 25.19 feet to a point in the gravel drive;
8. South 74°03'46" East a distance of 13.20 feet to a point in the gravel drive;
9. South 22°29'01" West a distance of 94.10 feet to a point in the gravel drive;
10. South 34°35'23" West a distance of 154.00 feet to a point in the gravel drive;
11. South 33°53'24" West a distance of 178.98 feet to a point in the gravel drive;
12. South 31°36'40" West a distance of 175.40 feet to a point in the gravel drive;
13. South 25°13'51" West a distance of 67.07 feet to a point in the gravel drive from which a 3/8" iron pin found on the Northwest corner of the Southwest Quarter of Section 29 bears North 08°38'45" West a distance of 1892.37 feet.

Bearings in this description are based on the grid meridian of the Ohio State Plane Coordinate System, South Zone (NAD 83-2011), as determined by GPS observation.

This description was prepared under the supervision of Johnathan A. Easton, Professional Surveyor #8357 after a field survey of the herein described parcel during June of 2024.



Johnathan A. Easton
Johnathan A. Easton P.S. #8357 Date

APPROVED
[Signature]
9/22/24

Easement Description
20 Foot Easement

Being a 20' wide shared use access agreement for the purposes of ingress and egress along the existing gravel drive, situated in the State of Ohio, County of Belmont, Township of Richland, and being a portion of the Southwest Quarter of Section 29, Township 4, Range 2, also being a portion of a 18.87 acre parcel conveyed to Belmont County Ohio by Official Record 98, Page 58, Tract 3, of the Belmont County Recorder and being further described as follows:

Beginning for description at a point at the intersection of County Road 80 (Lloydsville Bannock Road) and a gravel drive, being on the East line of a 7.5179 acre parcel conveyed to Aubrey L. and Lindsay H. Nolan by Official Record 749, Page 790, from which a 5/8" Iron pin on the Northwest corner of the Southwest Quarter of Section 29 bears the following two (2) courses and distances:

1. South 41°10'43" West a distance of 391.68 feet;
2. North 01°49'20" East a distance of 1769.88 feet;

Thence from the true place of beginning and along the existing driveway and through said 18.87 acre parcel the following thirteen courses and distances:

1. South 84°38'07" East a distance of 17.97 feet to a point in the gravel drive;
2. North 71°44'55" East a distance of 49.40 feet to a point in the gravel drive;
3. North 75°35'02" East a distance of 86.12 feet to a point in the gravel drive;
4. North 77°20'00" East a distance of 114.92 feet to a point in the gravel drive;
5. North 67°33'41" East a distance of 97.46 feet to a point in the gravel drive;
6. North 58°39'07" East a distance of 67.36 feet to a point in the gravel drive;
7. North 86°37'41" East a distance of 25.19 feet to a point in the gravel drive;
8. South 74°03'48" East a distance of 13.20 feet to a point in the gravel drive;
9. South 22°29'01" West a distance of 94.10 feet to a point in the gravel drive;
10. South 94°29'23" West a distance of 154.00 feet to a point in the gravel drive;
11. South 35°55'24" West a distance of 178.90 feet to a point in the gravel drive;
12. South 31°26'40" West a distance of 175.40 feet to a point in the gravel drive;
13. South 25°13'51" West a distance of 67.07 feet to a point in the gravel drive from which a 5/8" Iron pin found on the Northwest corner of the Southwest Quarter of Section 29 bears North 08°38'45" West a distance of 1892.37 feet.

Bearings in this description are based on the grid meridian of the Ohio State Plane Coordinate System, South Zone (NAD 83-2011), as determined by GPS observation.

This description was prepared under the supervision of Johnathan A. Easton, Professional Surveyor #8357 after a field survey of the herein described parcel during June of 2024.



Johnathan A. Easton
Johnathan A. Easton P.S. #8357 Date 2024-09-03

APPROVED
[Signature]
9/22/24

Description
4.497 Acres
Grum

Situated in the State of Ohio, County of Belmont, Township of Richland, and being part of the Southwest Quarter of Section 29, Township 7, Range 4, also being a portion of an 12.87 acre parcel conveyed to Belmont County Ohio by Official Record 98, Page 58, Tract 3, of the Belmont County Recorder and being further described as follows:

Beginning for description at a point in County Road 80 (Lloydsville Bannock Road) on the West line of Section 29, being the Southwest corner of a 7.5179 acre parcel conveyed to Aubrey L. and Lindsay M. Nolan by Official Record 748, Page 790, the Northeast corner of a 4.27 acre parcel conveyed to David L. and Sarah E. Grum by Official Record 639, Page 167, Third Parcel, and an Eastern corner of a 94.607 acre parcel conveyed to David L. and Sarah E. Grum by Official Record 726, Page 300, from which a 5/8" iron pin found on the Northwest corner of the Southwest Quarter of Section 29 bears North 01°49'20" West a distance of 1793.85 feet;

Thence with County Road 80, North 41°10'43" East a distance of 891.88 feet to the intersection of County Road 80 and a gravel drive;

Thence with the gravel drive and creating a new division lines through the above mentioned 12.87 acre parcel, the following thirteen (13) courses and distances:

1. South 04°38'07" East a distance of 17.87 feet to a point in the gravel drive;
2. North 73°44'55" East a distance of 49.40 feet to a point in the gravel drive;
3. North 75°35'01" East a distance of 86.12 feet to a point in the gravel drive;
4. North 77°28'00" East a distance of 114.52 feet to a point in the gravel drive;
5. North 67°33'41" East a distance of 57.46 feet to a point in the gravel drive;
6. North 55°59'07" East a distance of 67.36 feet to a point in the gravel drive;
7. North 66°37'41" East a distance of 23.29 feet to a point in the gravel drive;
8. South 74°03'45" East a distance of 13.20 feet to a point in the gravel drive;
9. South 22°29'01" West a distance of 34.16 feet to a point in the gravel drive;
10. South 24°35'23" West a distance of 158.00 feet to a point in the gravel drive;
11. South 93°58'24" West a distance of 178.75 feet to a point in the gravel drive;
12. South 31°36'40" West a distance of 175.49 feet to a point in the gravel drive;
13. South 25°13'51" West a distance of 67.87 feet to a point in the gravel drive;

Thence leaving said gravel drive and continuing to create a new division line, South 25°13'51" West a distance of 128.53 feet to a iron pin set on the North line of a 11.45 acre parcel conveyed to David L. and Sarah E. Grum by Official Record 639, Page 167, Fourth Parcel;

Thence with the 11.45 acre parcel, North 85°11'11" West a distance of 232.78 feet to a 5" x 8" marked stone on the West line of Section 29 and the East line of the above mentioned 4.27 acre parcel;

Thence with the section line and said 4.27 acre parcel, North 01°49'20" East a distance of 209.01 feet to the place of beginning, passing through a 1/2" iron pin found capped "KWR-6948" at 179.80 feet.

Containing 4.497 acres by new survey, being a portion of Auditor's Parcel Number 32-01748.000. 32-01748.001

Bearings in this description are based on the grid meridian of the Ohio State Plane Coordinate System, South Zone (NAD 83-2011), as determined by GPS observation.

This description was prepared under the supervision of Johnathan A. Easton, Professional Surveyor #9357 after a field survey of the herein described parcel during June of 2024.



Johnathan A. Easton

Johnathan A. Easton P.S. #9357

05-06-2024

Date

APPROVED
[Signature]
5/22/24

Description
4.437 Acres
Grum

Situated in the State of Ohio, County of Belmont, Township of Richland, and being part of the Southwest Quarter of Section 29, Township 7, Range 4, also being a portion of an 18.87 acre parcel conveyed to Belmont County Ohio by Official Record 98, Page 58, Tract 3, of the Belmont County Recorder and being further described as follows:

Beginning for description at a point in County Road 80 (Loydsville Bannock Road) on the West line of Section 29, being the Southwest corner of a 7.5179 acre parcel conveyed to Aubrey L. and Lindsay M. Nolan by Official Record 748, Page 790, the Northeast corner of a 4.27 acre parcel conveyed to David L. and Sarah E. Grum by Official Record 639, Page 167, Third Parcel, and an Eastern corner of a 94.607 acre parcel conveyed to David L. and Sarah E. Grum by Official Record 726, Page 300, from which a 5/8" iron pin found on the Northwest corner of the Southwest Quarter of Section 29 bears North 01°49'20" West a distance of 1793.88 feet;

Thence with County Road 80, North 41°16'43" East a distance of 891.68 feet to the intersection of County Road 80 and a gravel drive;

Thence with the gravel drive and creating a new division lines through the above mentioned 18.87 acre parcel, the following thirteen (13) courses and distances:

1. South 04°38'07" East a distance of 17.87 feet to a point in the gravel drive;
2. North 73°44'55" East a distance of 49.40 feet to a point in the gravel drive;
3. North 75°35'01" East a distance of 86.12 feet to a point in the gravel drive;
4. North 77°28'00" East a distance of 114.52 feet to a point in the gravel drive;
5. North 67°33'41" East a distance of 57.46 feet to a point in the gravel drive;
6. North 55°59'07" East a distance of 67.36 feet to a point in the gravel drive;
7. North 06°37'41" East a distance of 23.19 feet to a point in the gravel drive;
8. South 74°03'45" East a distance of 13.20 feet to a point in the gravel drive;
9. South 11°29'01" West a distance of 34.16 feet to a point in the gravel drive;
10. South 34°38'13" West a distance of 158.00 feet to a point in the gravel drive;
11. South 83°55'24" West a distance of 178.78 feet to a point in the gravel drive;
12. South 31°36'40" West a distance of 175.49 feet to a point in the gravel drive;
13. South 25°13'51" West a distance of 67.07 feet to a point in the gravel drive;

Thence leaving said gravel drive and continuing to create a new division line, South 25°13'51" West a distance of 128.53 feet to a iron pin set on the North line of a 11.45 acre parcel conveyed to David L. and Sarah E. Grum by Official Record 639, Page 167, Fourth Parcel;

Thence with the 11.45 acre parcel, North 85°11'51" West a distance of 292.76 feet to a 5" x 8" marked stone on the West line of Section 29 and the East line of the above mentioned 4.27 acre parcel;

Thence with the section line and said 4.27 acre parcel, North 01°49'20" East a distance of 299.01 feet to the place of beginning, passing through a 1/2" iron pin found capped "K/R-6448" at 173.50 feet.

Containing 4.437 acres by new survey, being a portion of Auditor's Parcel Number 32-01748.000. 32-01748.000

Bearings in this description are based on the grid meridian of the Ohio State Plane Coordinate System, South Zone (NAD 83-2011), as determined by GPS observation.

This description was prepared under the supervision of Johnathan A. Easton, Professional Surveyor #6357 after a field survey of the herein described parcel during June of 2024.



Johnathan A. Easton

Johnathan A. Easton P.S. #6357

06-04-2024

Date

APPROVED
Johnathan A. Easton
6/22/24

Situated in the State of Ohio, County of Belmont and Township of Richland. Being a part of the Southeast Quarter of Section 35, Township 7, Range 4 and being more fully described as follows:

Beginning at a 7.5 inch by 8.5 inch marked stone (fnd.) at the southwest corner of the Southeast Quarter of Section 35 and at the southwest corner of a 80.34 acre tract of land conveyed to Bannock Land Company by deed recorded in Volume 498, Page 3 (Parcel 1) of the Deed Records of Belmont County, Ohio; thence along the South line of said Quarter Section which is the south line of said 80.34 acre tract and the south line of a 14.52 acre tract of land conveyed to Bannock Land Company by deed recorded in Volume 498, Page 3 (Parcel 2) of said Deed Records, North 89 deg. 00 min. 11 sec. East 2,332.18 feet to a point near the center of County Road No. 80 and at the southeast corner of said 14.52 acre tract, passing on line a 1/2 inch rebar (set) at 2,317.18 feet.

Thence along the eastern lines of said 14.52 acre tract which is the western lines of a 4.27 acre tract of land recorded in Volume 639, Page 167 of said Deed Records, North 06 deg. 25 min. 32 sec. East 280.50 feet to a point in the western side of said road; thence North 15 deg. 25 min. 32 sec. East 135.27 feet to a point in the eastern side of said road.

Thence leaving said lines and within the bounds of said 14.52 acre tract, North 74 deg. 20 min. 14 sec. West 112.67 feet to a 1/2 inch rebar (set), passing on line a 1/2 inch rebar (set) at 17.00 feet; thence North 15 deg. 53 min. 01 sec. East 223.32 feet to a 1/2 inch rebar (set); thence North 29 deg. 13 min. 54 sec. East 175.22 feet to a 1/2 inch rebar (set); thence South 60 deg. 46 min. 06 sec. East 114.62 feet to a point near the center of aforesaid road and on an eastern line of aforesaid 14.52 acre tract.

Thence along the eastern lines of said 14.52 acre tract which are the western lines of aforesaid 4.27 acre tract, North 29 deg. 13 min. 54 sec. East 87.03 feet to a point in the west side of said road; thence North 46 deg. 21 min. 31 sec. East 108.00 feet to a point in the east side of said road and on the east boundary line of aforesaid Quarter Section, said rebar designates the eastern most corner of said 14.52 acre tract and bears North 00 deg. 57 min. 19 sec. West, along said Quarter Section line, 195.03 feet from a 5 inch by 6 inch stone (found with its top broke off) at the northwest corner of a 11.45 acre tract of land recorded in Volume 639, Page 167 of said Deed Records.

Thence along said east Quarter Section line which is the east line of said 14.52 acre tract and the east line of aforesaid 80.34 acre tract, respectively, North 00 deg. 57 min. 19 sec. West 740.68 feet to a 1/2 inch rebar (set) at the northeast corner of said 80.34 acre tract from which an iron pin (found with a cap stamped

Situated in the State of Ohio, County of Belmont and Township of Richland. Being a part of the Southeast Quarter of Section 35, Township 7, Range 4 and being more fully described as follows:

Beginning at a 7.5 inch by 8.5 inch marked stone (fnd.) at the southwest corner of the Southeast Quarter of Section 35 and at the southwest corner of a 80.34 acre tract of land conveyed to Bannock Land Company by deed recorded in Volume 498, Page 3 (Parcel 1) of the Deed Records of Belmont County, Ohio; thence along the South line of said Quarter Section which is the south line of said 80.34 acre tract and the south line of a 14.52 acre tract of land conveyed to Bannock Land Company by deed recorded in Volume 498, Page 3 (Parcel 2) of said Deed Records, North 89 deg. 00 min. 11 sec. East 2,332.18 feet to a point near the center of County Road No. 80 and at the southeast corner of said 14.52 acre tract, passing on line a 1/2 inch rebar (set) at 2,317.18 feet.

Thence along the eastern lines of said 14.52 acre tract which is the western lines of a 4.27 acre tract of land recorded in Volume 639, Page 167 of said Deed Records, North 06 deg. 25 min. 32 sec. East 280.50 feet to a point in the western side of said road; thence North 15 deg. 25 min. 32 sec. East 135.27 feet to a point in the eastern side of said road.

Thence leaving said lines and within the bounds of said 14.52 acre tract, North 74 deg. 20 min. 14 sec. West 112.67 feet to a 1/2 inch rebar (set), passing on line a 1/2 inch rebar (set) at 17.00 feet; thence North 15 deg. 53 min. 01 sec. East 223.32 feet to a 1/2 inch rebar (set); thence North 29 deg. 13 min. 54 sec. East 175.22 feet to a 1/2 inch rebar (set); thence South 60 deg. 46 min. 06 sec. East 114.62 feet to a point near the center of aforesaid road and on an eastern line of aforesaid 14.52 acre tract.

Thence along the eastern lines of said 14.52 acre tract which are the western lines of aforesaid 4.27 acre tract, North 29 deg. 13 min. 54 sec. East 87.03 feet to a point in the west side of said road; thence North 46 deg. 21 min. 31 sec. East 108.00 feet to a point in the east side of said road and on the east boundary line of aforesaid Quarter Section, said rebar designates the eastern most corner of said 14.52 acre tract and bears North 00 deg. 57 min. 19 sec. West, along said Quarter Section line, 195.03 feet from a 5 inch by 6 inch stone (found with its top broke off) at the northwest corner of a 11.45 acre tract of land recorded in Volume 639, Page 167 of said Deed Records.

Thence along said east Quarter Section line which is the east line of said 14.52 acre tract and the east line of aforesaid 80.34 acre tract, respectively, North 00 deg. 57 min. 19 sec. West 740.68 feet to a 1/2 inch rebar (set) at the northeast corner of said 80.34 acre tract from which an iron pin (found with a cap stamped

"Green") at the northeast corner of said Quarter Section bears North 00 deg. 57 min. 19 sec. West 1,044.00 feet.

Thence along the north line of said tract which is the south line of a 225.30 acre tract of land recorded in Volume 667, Page 308 of said Deed Records, South 89 deg. 04 min. 53 sec. West 2,664.02 feet to a 1/2 inch rebar (set) at the northwest corner of said 80.34 acre tract.

Thence along the west line of said tract which is the east line of a 40.00 acre tract of land recorded in Volume 684, Page 1 of said Deed Records, South 00 deg. 37 min. 37 sec. East 1,640.30 feet to the place of beginning **CONTAINING 94.607 ACRES, MORE OR LESS.**

Being all of a 80.34 acre tract, part of a 14.52 acre tract (1.000 acre residue) and all of a 0.80 acre tract conveyed to Bannock Land Company by deed recorded in Volume 498, Page 3 of the Deed Records of Belmont County, Ohio.

Subject to all easements, right-of-ways and agreements of record.

All 1/2 inch rebar iron pins set in this survey are capped with yellow plastic caps stamped "Kyer 6948", All bearings in the foregoing description are based on the bearing given for the monumented west line of Section 29 (east line of Section 35) as recorded in Volume 709, Page 112 of the Deed Records of Belmont County.

Description prepared by Don S. Kyer, P.S. No. 6948, from the results of a field survey during December, 1996.

Excepting all coal in and underlying said premises together with mining rights, privileges and options appurtenant thereto heretofore conveyed or reserved. Subject to all easements of record and all legal highways. Subject to all oil and gas leases of record.

EXCEPTING THEREFROM all coal and mining rights heretofore sold and conveyed.

SUBJECT to all exceptions, reservations, restrictions, easements and rights-of-way of record.

AUDITOR'S PARCEL NO. 33-01233.000

PRIOR DEED REFERENCE: Volume 498, Page 3, Deed Records of Belmont County, Ohio.

"Green") at the northeast corner of said Quarter Section bears North 00 deg. 57 min. 19 sec. West 1,044.00 feet.

Thence along the north line of said tract which is the south line of a 225.30 acre tract of land recorded in Volume 667, Page 308 of said Deed Records, South 89 deg. 04 min. 53 sec. West 2,664.02 feet to a 1/2 inch rebar (set) at the northwest corner of said 80.34 acre tract.

Thence along the west line of said tract which is the east line of a 40.00 acre tract of land recorded in Volume 684, Page 1 of said Deed Records, South 00 deg. 37 min. 37 sec. East 1,640.30 feet to the place of beginning **CONTAINING 94.607 ACRES, MORE OR LESS.**

Being all of a 80.34 acre tract, part of a 14.52 acre tract (1.000 acre residue) and all of a 0.80 acre tract conveyed to Bannock Land Company by deed recorded in Volume 498, Page 3 of the Deed Records of Belmont County, Ohio.

Subject to all easements, right-of-ways and agreements of record.

All 1/2 inch rebar iron pins set in this survey are capped with yellow plastic caps stamped "Kyer 6948". All bearings in the foregoing description are based on the bearing given for the monumented west line of Section 29 (east line of Section 35) as recorded in Volume 709, Page 112 of the Deed Records of Belmont County.

Description prepared by Don S. Kyer, P.S. No. 6948, from the results of a field survey during December, 1996.

Excepting all coal in and underlying said premises together with mining rights, privileges and options appurtenant thereto heretofore conveyed or reserved. Subject to all easements of record and all legal highways. Subject to all oil and gas leases of record.

EXCEPTING THEREFROM all coal and mining rights heretofore sold and conveyed.

SUBJECT to all exceptions, reservations, restrictions, easements and rights-of-way of record.

AUDITOR'S PARCEL NO. 33-01233.000

PRIOR DEED REFERENCE: Volume 498, Page 3, Deed Records of Belmont County, Ohio.

Situated in the State of Ohio, County of Belmont and the Township of Richland and being part of the Northeast Quarter and the Southeast Quarter of Section 35, Township 7, Range 4 and being a portion of the 205.168 acre parcel conveyed from Seaway Coal Company to R & F Coal Company by deed recorded in Volume 667, Page 308 of the Deed Records of Belmont County, Ohio and being more fully described as follows:

Beginning at a 5/8 inch rebar found (unreadable cap) on the Northeast corner of the Southeast Quarter of Section 35, said rebar being on the southwest corner of a 4.63 acre parcel recorded in Deed Book 750, Page 203 and the northwest corner of a 6.81 acre parcel recorded in Official Record 853, Page 405.

Thence from said place of beginning and following with the east line of Section 35, the west line of said 6.81 acre parcel, the west line of a 2.52 acre parcel recorded in Deed Book 680, Page 418, and the west line of a 7.52 acre parcel recorded in Official Record 749, Page 790, South 01 degrees 48 minutes 54 seconds West 1043.91 feet to a 5/8-inch diameter capped rebar found (Hamilton) on the northeast corner of a 94.606 acres recorded in Deed Book 726, Page 300;

Thence with the north line of said 94.606 acre parcel, North 88 degrees 09 minutes 47 seconds West 2664.15 feet to a 2 inch diameter capped rebar found (Kyer) on the quarter section line, being the northwest corner of said 94.606 acre parcel and the east line of a 142.59 acre parcel as recorded in Deed Book 783, Page 846;

Thence with the quarter section line and the east line of said 142.59 acre parcel, North 01 degrees 42 minutes 16 seconds East 2245.82 feet to a point in Lodge Hill Road (T-334), said point being the southwest corner of a 20.13 acre parcel recorded in Deed Book 789, Page 586, passing on line a 2 inch capped rebar found

Situated in the State of Ohio, County of Belmont and the Township of Richland and being part of the Northeast Quarter and the Southeast Quarter of Section 35, Township 7, Range 4 and being a portion of the 205.168 acre parcel conveyed from Seaway Coal Company to R & F Coal Company by deed recorded in Volume 667, Page 308 of the Deed Records of Belmont County, Ohio and being more fully described as follows:

Beginning at a 5/8 inch rebar found (unreadable cap) on the Northeast corner of the Southeast Quarter of Section 35, said rebar being on the southwest corner of a 4.63 acre parcel recorded in Deed Book 750, Page 203 and the northwest corner of a 6.81 acre parcel recorded in Official Record 853, Page 405.

Thence from said place of beginning and following with the east line of Section 35, the west line of said 6.81 acre parcel, the west line of a 2.52 acre parcel recorded in Deed Book 680, Page 418, and the west line of a 7.52 acre parcel recorded in Official Record 749, Page 790, South 01 degrees 48 minutes 54 seconds West 1043.91 feet to a 5/8-inch diameter capped rebar found (Hamilton) on the northeast corner of a 94.606 acres recorded in Deed Book 726, Page 300;

Thence with the north line of said 94.606 acre parcel, North 88 degrees 09 minutes 47 seconds West 2664.15 feet to a 2 inch diameter capped rebar found (Kyer) on the quarter section line, being the northwest corner of said 94.606 acre parcel and the east line of a 142.59 acre parcel as recorded in Deed Book 783, Page 846;

Thence with the quarter section line and the east line of said 142.59 acre parcel, North 01 degrees 42 minutes 16 seconds East 2245.82 feet to a point in Lodge Hill Road (T-334), said point being the southwest corner of a 20.13 acre parcel recorded in Deed Book 789, Page 586, passing on line a 2 inch capped rebar found

(Kyer) at 2206.57 feet, from which a 3 inch by 7 inch marked stone found at the northwest corner of the northeast quarter of Section 35 bears North 01 degrees 42 minutes 16 seconds East 1439.30 feet;

Thence with the south lines of said 20.13 acre parcel and Lodge Hill Road, the following five (5) bearings and distances:

- 1) South 55 degrees 11 minutes 43 seconds East 121.97 feet to a point;
- 2) South 63 degrees 16 minutes 20 seconds East 52.74 feet to a point;
- 3) South 70 degrees 24 minutes 23 seconds East 87.76 feet to a point;
- 4) South 71 degrees 13 minutes 00 seconds East 102.09 feet to a point;
- 5) South 68 degrees 34 minutes 40 seconds East 243.03 feet to a point;

Thence continuing with Lodge Hill Road and creating new division lines through the lands of the abovementioned 205.168 acre parcel the following six (6) bearings and distances:

- 1) South 70 degrees 14 minutes 05 seconds East 387.76 feet to a point;
- 2) South 58 degrees 24 minutes 33 seconds East 184.94 feet to a point;
- 3) South 53 degrees 39 minutes 16 seconds East 1075.69 feet to a point;
- 4) South 65 degrees 06 minutes 26 seconds East 78.18 feet to a point;

(Kyer) at 2206.57 feet, from which a 3 inch by 7 inch marked stone found at the northwest corner of the northeast quarter of Section 35 bears North 01 degrees 42 minutes 16 seconds East 1439.30 feet;

Thence with the south lines of said 20.13 acre parcel and Lodge Hill Road, the following five (5) bearings and distances:

- 1) South 55 degrees 11 minutes 43 seconds East 121.97 feet to a point;
- 2) South 63 degrees 16 minutes 20 seconds East 52.74 feet to a point;
- 3) South 70 degrees 24 minutes 23 seconds East 87.76 feet to a point;
- 4) South 71 degrees 13 minutes 00 seconds East 102.09 feet to a point;
- 5) South 68 degrees 34 minutes 40 seconds East 243.03 feet to a point;

Thence continuing with Lodge Hill Road and creating new division lines through the lands of the abovementioned 205.168 acre parcel the following six (6) bearings and distances:

- 1) South 70 degrees 14 minutes 05 seconds East 387.76 feet to a point;
- 2) South 58 degrees 24 minutes 33 seconds East 184.94 feet to a point;
- 3) South 53 degrees 39 minutes 16 seconds East 1075.69 feet to a point;
- 4) South 65 degrees 06 minutes 26 seconds East 78.18 feet to a point;

5) South 78 degrees 55 minutes 08 seconds East 329.37 feet to a point;

6) South 80 degrees 12 minutes 21 seconds East 298.28 feet to a point on the west line of the abovementioned 4.63 acre parcel and the east line of Section 35, from which a ½ inch capped rebar found (Kyer) at the northeast corner of Section 35 bears North 01 degrees 35 minutes 23 seconds East 2616.87 feet;

Thence with the east line of Section 35 and the west line of said 4.63 acre parcel, South 01 degrees 35 minutes 23 seconds West 29.94 feet to the place of beginning, **CONTAINING 99.062 ACRES** to be conveyed and being a portion of Auditor's Parcel #32-01685.000.

Subject to all exceptions, reservations, restrictions, easements, right-of-ways, leases, covenants, agreements and conditions of record or apparent on the premises.

Bearings in this description are based on the grid meridian of the Ohio Coordinate System, South Zone NAD 83-2011, as determined by GPS observation.

This description prepared by David J. Siembab, Professional Surveyor 6955, after a field survey of the parcel herein described during August, 2020.

EXCEPTING THEREFROM all coal and mining rights heretofore sold and conveyed.

SUBJECT to all exceptions, reservations, restrictions, easements and rights-of-way of record.

SURFACE PARCEL NO. 32-01685.002

PRIOR DEED REFERENCE: Book 883, Page 661, Official Records of Belmont County, Ohio.

5) South 78 degrees 55 minutes 08 seconds East 329.37 feet to a point;

6) South 80 degrees 12 minutes 21 seconds East 298.28 feet to a point on the west line of the abovementioned 4.63 acre parcel and the east line of Section 35, from which a ½ inch capped rebar found (Kyer) at the northeast corner of Section 35 bears North 01 degrees 35 minutes 23 seconds East 2616.87 feet;

Thence with the east line of Section 35 and the west line of said 4.63 acre parcel, South 01 degrees 35 minutes 23 seconds West 29.94 feet to the place of beginning, **CONTAINING 99.062 ACRES** to be conveyed and being a portion of Auditor's Parcel #32-01685.000.

Subject to all exceptions, reservations, restrictions, easements, right-of-ways, leases, covenants, agreements and conditions of record or apparent on the premises.

Bearings in this description are based on the grid meridian of the Ohio Coordinate System, South Zone NAD 83-2011, as determined by GPS observation.

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