

9600001763 *WCA*
Filed for Record in
HARRISON COUNTY, OHIO
TRACY L. BOYER
On 08-02-1996 At 12:22 pm.
LWD 18.00
Vol. 30 Page 422
#518

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **CONSOLIDATION COAL COMPANY**, a Delaware corporation, with offices at 1800 Washington Road, Pittsburgh, Pennsylvania 15241, the Grantor, for valuable consideration paid, grants with limited warranty covenants to **DANIEL J. WATSON**, whose tax mailing address is 74910 Flushing-New Athens Road, New Athens, Ohio 43981, the Grantee, the following described real estate:

Situated in the State of Ohio, County of Harrison, Township of Athens, and bounded and described as follows: Being a part of Section 4, Township 9, Range 5, and Section 34, Township 8, Range 4, and all of a Tract conveyed by an Executor's Deed to Benny Allan Schas and William Frederick Schas and recorded in Harrison County, Ohio, Record of Deeds in Volume 200, Page 401.

Beginning at an iron pin in State Route No. 149 in the range line between Range 4 and Range 5. The Northwest corner of Section 34 bears North 2 deg. 26' 00" East a distance of 547.83 feet; Running thence South 53 deg. 39' 04" East a distance of 57.66 feet to a point in the center of the stream (an iron pin bears North 18 deg. 55' 33" East a distance of 6.00 feet); thence North 18 deg. 55' 33" East a distance of 144.60 feet to a post (an iron pin bears South 18 deg. 55' 33" West a distance of 2.00 feet); thence South 64 deg. 47' 18" East a distance of 30.00 feet to a post (an iron pin bears North 18 deg. 55' 33" East a distance of 2.00 feet); thence North 18 deg. 55' 33" East a distance of 41.12 feet to a point in the South Margin of State Route No. 9 (an iron pin bears South 18 deg. 55' 33" West a distance of 10.00 feet; thence along State Route 9 South 64 deg. 47' 18" East a distance of 598.55 feet to an iron pin on the North side of State Route No. 9; thence South 40 deg. 01' 34" East a distance of 271.99 feet to a point in the South side of State Route No. 9 (an iron pin bears South 74 deg. 44' 00" West a distance of 30.00 feet); thence leaving said State Route No. 9 South 74 deg. 44' 00" West a distance of 597.67 feet to an iron pin; thence North 84 deg. 08' 00" West a distance of 294.86 feet to an iron pin in the range line; thence North 30 deg. 43' 00" West a distance of 327.41 feet to an iron pin at the Southeast corner of a 4.417 acre tract; thence North 61 deg. 21' 00" East a distance of 209.06 feet to an iron pin in the range line; thence with the range line North 2 deg. 26' 00" East a distance of 80.12 feet to the place of beginning, and CONTAINING 8.563 acres, more or less, of which 7.778 acres are in Section 34 and 0.785 of an acre is in Section 4.

Prior Deed References: Vol. 202, Pg. 14, Deed Records
Vol. 28, Pg. 250, Official Records

EXCEPTING unto the Grantor that certain easement for powerline purposes as originally given by Chester and Rossie Rogers to Pittsburgh Consolidation Coal Company by deed of easement dated February 19, 1952 and recorded in Volume 131, Page 61 of the Deed Records of Harrison County, Ohio.

UNDER AND SUBJECT to any and all exceptions, reservations, restrictions, easements, rights of way, highways, estates, covenants and conditions apparent on the premises or shown by instruments of record.

By accepting this deed Grantee acknowledges that mining operations have been conducted on and under the premises and Grantee specifically waives and releases any and all claims for damage as a result of such mining activities or related subsidence.

By accepting this deed Grantee also acknowledges that he has inspected the premises and is acquiring the same as a result of such inspection in its present condition and circumstance, and by accepting this deed and as a part of the consideration for this conveyance, Grantee covenants and agrees to assume any and all risks of the premises and Grantee, for himself, his heirs and assigns, hereby expressly waives all rights relative to and releases the Grantor, its successors and assigns, from any and all liability, claims, demands, actions or causes of action, present or future, legal or equitable, of every kind, nature and description, arising in any manner in connection with the property or said mining operations.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed and its corporate seal affixed to theses presents, by its duly authorized officers, this 14th day of June, 1996.

Signed and acknowledged
in the presence of:

[Signature]
[Signature]
[Signature]
[Signature]

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

GRANTOR: Consolidation Coal
Company

By: C.W. McDonald
Its EXEC. VICE-PRESIDENT

Attest: [Signature]
Its ASST. SECRETARY

BEFORE ME, a Notary Public, in and for said County and Commonwealth aforesaid, personally appeared C.W. McDonald, EXEC. VICE-PRES. and RODNEY E. FORD, ASST. SECRETARY, both of CONSOLIDATION COAL COMPANY, a Delaware corporation, and they acknowledge that they being thereunto duly authorized, signed the foregoing instrument and that the same is their free act and deed and free act and deed of said corporation.

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This conveyance has been examined
and the grantor has completed with
section 319.202 of the revised code.

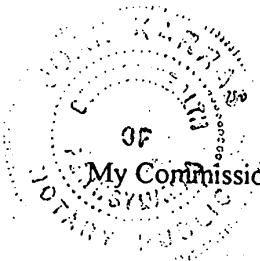
FEE \$ 15.60

EXEMPT

PATRICK J. MOORE, County Auditor

Transferred 18 JULY 1996
PATRICK J. MOORE, Auditor
FEE 500 BY R

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Pittsburgh, Pennsylvania, this 14 day of JUNE, 1996.



Joan Karras
Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
PETTAY, MOSSER & TABACCHI
Attorneys at Law
232 South Main Street
Cadiz, Ohio 43907
614-942-2127

Notarial Seal
Joan Karras, Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires Sept. 9, 1996
Member, Pennsylvania Association of Notaries

"DEED CHECKED FOR TRACT DESCRIPTION ONLY"
HARRISON CO. ENGR.

APPROVED X REJECTED _____
DATE 7-18-96 BY EC

