

Legal Description

1103 S. Ohio Ave., Wellston, Ohio 45692

Situated in the City of Wellston, County of Jackson, State of Ohio and further described as follows:

TRACT ONE: Being Lot number Seventy Five (75) in Powell's Addition to the City of Wellston, Jackson County, Ohio. **SAVE AND EXCEPT** therefrom all of said lot lying west of line drawn twenty (20) feet east of, and parallel to, the centerline of the Wellston and Jackson Belt Railway (as located in 1895). **SAVE AND EXCEPT** therefrom the following described parcel: Being part of Lot Number Seventy-five (75), beginning at a point in the south line of said lot, a distance of twenty (20) feet east of the centerline of the main track of the Wellston and Jackson Belt Railway, as was located in 1909; Thence north to the centerline of said railway and twenty (20) feet east therefrom, a distance of thirty-five (35) feet to the north line of said lot; Thence east with said north line a distance of six (6) feet; Thence southwestward in a straight line to the place of beginning. **SAVE AND EXCEPT** the mineral stone coal underlying said premises with the right to mine and remove same.

TRACT TWO: Being part of Lot Number Seventy-six (76) in Powell's Addition to the City of Wellston, Ohio; Beginning in the south line of said lot at a point twenty-six (26) feet east of the centerline of the main track of the Wellston and Jackson Belt Railway as the same is not located (1909); Thence northeastward in a straight line to a point in the north line of said lot, a distance of fifty (50) feet east from the centerline of said main track; Thence east to the northeast corner of said lot; thence south to the southeast corner of said lot; Thence west to the place of beginning. **SAVE AND EXCEPT** therefrom all stone coal underlying said premises with the right to mine and remove the same.

Parcel No. M24-029-00-123-00

Property Address: 1103 S. Ohio Ave., Wellston, Ohio 45692