

SITUATED IN THE CITY OF WELLSTON, COUNTY OF JACKSON, AND STATE OF OHIO, TO-WIT:

TRACT ONE:

A PART OF FRACTIONAL INLOT NUMBERED TWENTY-SEVEN (27) IN AUSTIN'S ADDITION TO THE CITY OF WELLSTON AND A PART OF THE SOUTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP NINE (9), RANGE SEVENTEEN (17), JACKSON COUNTY, OHIO, AND BEGINNING AT THE NORTHEAST CORNER OF SAID INLOT NUMBERED TWENTY-SEVEN (27), WHERE THE SOUTH LINE OF THIRD STREET INTERSECTS THE WEST LINE OF NEW YORK AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF NEW YORK AVENUE A DISTANCE OF 60 FEET;

THENCE WEST A DISTANCE OF 90 FEET;

THENCE NORTH A DISTANCE OF 60 FEET TO THE SOUTH LINE OF THIRD STREET;

THENCE EAST ALONG THE SOUTH LINE OF THIRD STREET TO THE PLACE OF BEGINNING.

TRACT TWO:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT;

THENCE SOUTH ALONG THE WEST LINE OF NEW YORK AVENUE A DISTANCE OF 6 FEET;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT HEREINABOVE DESCRIBED TO A DISTANCE OF 90 FEET;

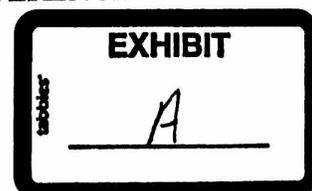
THENCE NORTH 6 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT;

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 90 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED PREMISES THE STONE COAL AND OTHER MINERAL SUBSTANCES UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME.

TRACT THREE:

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP NINE (9), RANGE SEVENTEEN (17), AND BEGINNING FOR REFERENCE AT A POINT



h  
T  
5  
12  
19  
26

ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER 6.40 CHAINS SOUTH OF THE HALF SECTION LINE;

THENCE EAST 46.61 FEET TO THE EAST LINE OF PENNSYLVANIA AVENUE;

THENCE SOUTH 33 FEET TO THE SOUTH LINE OF THIRD STREET;

THENCE EAST ALONG THE SOUTH LINE OF THIRD STREET 170 FEET TO THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 46 FEET TO A POINT;

THENCE EAST 20 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY OF J. MICHAEL STROTH, ET AL;

THENCE NORTH ALONG SAID PROPERTY LINE 46 FEET TO A POINT ON THE SOUTH LINE OF THIRD STREET WHICH IS 90 FEET WEST OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF NEW YORK AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF THIRD STREET 20 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.021 ACRE, MORE OR LESS.

SAVE AND EXCEPT THE STONE COAL AND OTHER MINERAL SUBSTANCES UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME.

TRACT FOUR:

BEGINNING AT A POINT 20 FEET SOUTH OF THE SOUTHEAST CORNER OF THE FIRST PARCEL DESCRIBED HEREIN (TRACT THREE) WHICH POINT IS THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY J. MICHAEL STROTH, ET AL;

THENCE EAST ALONG THE SOUTH LINE OF SAID STROTH LAND 90 FEET TO THE WEST LINE OF NEW YORK AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF NEW YORK AVENUE 5 FEET TO A POINT;

THENCE WEST PARALLEL WITH THE NORTH LINE OF THIS PARCEL 90 FEET TO A POINT;

THENCE NORTH 5 FEET TO THE PLACE OF BEGINNING, CONVEYED TO J. MICHAEL STROTH, ET AL, IN DEED RECORDED IN VOLUME 209, PAGE 179 OF THE DEED RECORDS OF JACKSON COUNTY, OHIO, CONTAINING 0.010 ACRES, MORE OR LESS.

SAVE AND EXCEPT THE STONE COAL AND OTHER MINERAL SUBSTANCES UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME.

TRACT FIVE:

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP NINE (9) OF RANGE SEVENTEEN (17) AND BEGINNING FOR REFERENCE AT A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER 6.40 CHAINS SOUTH OF THE HALF SECTION LINE;

THENCE EAST 46.61 FEET TO THE EAST LINE OF PENNSYLVANIA AVENUE;

THENCE SOUTH 33 FEET TO THE SOUTH LINE OF THIRD STREET;

THENCE EAST ALONG THE SOUTH LINE OF THIRD STREET 170 FEET TO THE NORTHWEST CORNER OF PARCEL ONE OF A DEED FROM MAX W. MORROW, ET AL, RECORDED IN VOLUME 215, PAGE 377;

THENCE SOUTH 46 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF SAID PARCEL ONE, BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH A DISTANCE OF 25 FEET TO A POINT;

THENCE EAST A DISTANCE OF 20 FEET TO A POINT;

THENCE NORTH A DISTANCE OF 25 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF PARCEL ONE;

THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL ONE A DISTANCE OF 20 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.011 ACRE, MORE OR LESS.

Property Address: 301 South New York Avenue Wellston, Ohio 45640

Parcel Nos. M24-023-00-262-00

M24-023-00-274-02

M24-023-00-275-02

Prior Deed Reference: O.R. Book 81, page 306