

GENERAL WARRANTY DEED

Orchard Investments, an Ohio general partnership, comprised of general partners, Gregory L. Black and Michael B. Iaderosa (Partnership Certificate recorded at Partnership Record Volume 18, Page 111 and Volume 23, Page 89) of Washington County, Ohio, for valuable consideration paid, grants with general warranty covenants, to Russell L. Hanes, II, whose tax-mailing address is 4370 15 Mike Creek Road, Marietta, Ohio, 45750, the following real property:

Situated in the State of Ohio, County of Washington, Township of Liberty, and being part of Section 7, Town 4, Range 7, and being more fully described as follows:

Beginning in the center of Fifteen Mile Creek in the North line of the Southeast one-quarter of the Northwest one-quarter of said Section where an iron pin at the Northwest corner of the Southeast one-quarter of the Northwest one-quarter bears South 88° 44' West 195.41 feet distant; and another iron pin bears North 88° 44' East 87.12 feet distant; thence North 88° 44' East along said quarter-quarter line a distance of 459.19 feet to a cornerstone; thence South a distance of 1658.50 feet to an iron pin; thence South 88° 44' West a distance of 654.60 feet to an iron pin in the West line of the Southeast one-quarter of the Northwest one-quarter; thence North along said quarter-quarter line a distance of 793.44 feet to the center of Fifteen Mile Creek; thence along the center of Fifteen Mile Creek the following two (2) courses: North 19° 07' East a distance of 244.46 feet; North 7° 03' 35" East a distance of 35.41 feet to the Southwest corner of an 87 square rod tract conveyed by Herbert Smith (deceased) to Sanford W. West, et ux, by deed dated June 12, 1964, and recorded in Volume 349, Page 171, of the Deed Records of Washington County, Ohio, where an iron pin bears South 76° 12' 54" East 50.00 feet distant; thence along the line of said 87 square rod tract the following two (2) courses: South 76° 12' 54" East a distance of 247.50 feet to an iron pin; North 0° 131.58" West a distance of 100.00 feet to an iron pin in the South line of a tract of land conveyed by Harry Brown, et ux, to Sanford West, et ux, by deed dated March 8, 1961, and recorded in Volume 330, Page 136, of the Deed Records of Washington County, Ohio; thence along the line of said tract the following three (3) courses: South 75° 39' 24" East a distance of 5.00 feet to an iron pin; North 6° 40' 25" East a distance of 81.00 feet to a ravine; North 74° 41' 33" West along the center of Fifteen Mile Creek; thence along the center of Fifteen Mile Creek the following two (2) courses: North 16° 18' 30" East a distance of 159.46 feet; North 9° 15' 13" East a distance of 270.14 feet to the place of beginning. Containing 21.73 acres.

FIRST EXCEPTION: Being a tract of land deeded for graveyard purposes as excepted out of a tract of land conveyed by John Congleton to John Neff, as recorded in Volume 62, Page 467, of the Deed Records of

200300008757
✓
Filed for Record in
WASHINGTON COUNTY, OHIO
TRACEY WRIGHT
07-17-2003 At 02:37 pm.
DEED 18.00
OR Volume 372 Page 1780 - 1782

Washington County, Ohio, and being more fully described as follows:

Beginning at the Southwest corner of the above-described 21.73 acre tract; thence North 88° 44' East along the South line of said 21.73 acre tract a distance of 366.77 feet to an iron pin; thence North 24° 27' 47" West a distance of 17.00 feet to a corner fence post and being of principle place of beginning; thence North 24° 27' 47" West a distance of 173.06 feet to an iron pin; thence North 70° 19' 29" East a distance of 132.89 feet to a corner fence post; thence South 23° 06' 22" East a distance of 146.95 feet to a corner fence post; thence South 58° 52' 26" West a distance of 129.83 feet to the place of beginning. Containing 0.48 acre.

Also granting unto the owners of the above-described 0.48 acre tract the right of egress and ingress over the existing road to said cemetery, as reserved from a tract of land conveyed by John Reimenchneider to C. E. Smith, by deed recorded in Volume 174, Page 532, of the Deed Records of Washington County, Ohio, with the centerline of said road being more fully described as follows:

Beginning at a point in the North line of the above-described 0.48 acre tract where the Northwest corner of said 0.48 acre tract bears South 70° 19' 29" West 4.50 feet distant; thence North 41° 49' 40" West 94.83 feet; thence North 59° 01' 34" West a distance of 116.23 feet; thence North 46° 57' 12" West a distance of 62.92 feet; thence North 61° 38' 30" West a distance of 41.80 feet; thence North 65° 54' 30" West a distance of 50.99 feet to a point in the West line of the above described 21.73 acre tract and there to end where the Southwest corner of said 21.73 acre tract bears South 396.72 feet distant.

Subject to all rights of way of record.

The above described 21.25 acres being all the land conveyed to Dean Secoy by deeds recorded in Volume 483, Page 107 and Volume 487, Page 211 of the Deed Records of Washington County, Ohio.

Survey and description by R. V. Schultheis, Jr., Reg. Sur. No. 5681.

Excepted Tract: There is excepted from this conveyance "everything below the blue-grey boundaries" of the #5 and #6 Kittanning veins of coal in and under the above-described real estate, conveyed to John R. Murphy dba "Intercoastal Coal Company" from Dean E. Secoy and Helen Eileen Secoy, by deed dated December 8, 1983, and recorded in Deed Book 561, Page 342.

Prior Instrument Reference: O.R. Volume 363, Page 435.

Parcel No. 21-69748.

The Grantor releases all rights of dower therein.

Witness its hand this 16th day of July, 2003.

ORCHARD INVESTMENTS
an Ohio general partnership

By: Gregory L. Black
Gregory L. Black
General Partner

By: Michael B. Iaderosa
Michael B. Iaderosa
General Partner

STATE OF OHIO, WASHINGTON COUNTY, ss:

Before me a notary public in and for said County and State personally appeared the above named Orchard Investments by Gregory L. Black and Michael B. Iaderosa, its general partners, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said partnership and the free act and deed of them as such partners.

In Witness Whereof, I have hereunto set my hand and official seal at Marietta, Ohio, this 16th day of July, 2003.

Joyce B. Iaderosa
Notary Public
JOYCE B. IADEROSA, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES OCTOBER 19, 2004

DATE JUL 17 2003
APPROVED
BY Robert Irvin Badger
ROBERT IRVIN BADGER
Washington County
Engineer P.E.P.S.

TRANSFERRED NO. 250
TRANSFER FEE 3.50
SEC. 319.202 R.C. COMPILED WITH 322.02
JUL 17 2003
IN AMOUNT 90.00
WILLIAM D. MCFARLAND, AUDITOR
WASHINGTON COUNTY, OHIO
BY Robert Irvin Badger

200300008757
DAVIDSON ETAL
PICKUP

LAW OFFICES
DAVIDSON, HECKLER,
RIGGS & FOUSS
311 FOURTH STREET
MARIETTA, OHIO
(740) 373-7572

This instrument prepared by Daniel A. Fouss of the law firm of Davidson, Heckler, Riggs & Fouss, 311 Fourth Street, Marietta, Ohio, 45750.