

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

William Cochran, a married person.

the Grantor, who claims title by or through instrument, recorded in Volume 198, Page 597, County Recorder's Office, for the consideration of Ten Dollars (\$10.00), received to his full satisfaction of ROBERT FLEAGANE, the Grantee, whose Tax Mailing Address will be P. O. Box 218, Cadiz, Ohio 43907. does give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the premises described in "Exhibit A", annexed hereto and incorporated by reference herein, situated in the Village of Cadiz and Township of Cadiz, Harrison County, State of Ohio.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

And, William Cochran, the said Grantor, does for himself and his heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the sealing of these presents, he is well seized of the above described premises, as a good and indefeasible estate in Fee Simple and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except real estate taxes which are to be pro-rated as of the date of closing and except the right of William Cochran to occupy the former Gordon Home until May 1, 1981, and that he will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration Kathryn Cochran, wife of William Cochran, does hereby remise, release and forever quit-claim unto the said Grantee, his heirs and assigns, all her right and expectancy of Dower in the above described premises.

In Witness Whereof we have hereunto set our hands, the 28th day of December, in the year of our Lord one thousand nine hundred and eighty (1980).

Signed and acknowledged in presence of

Rupert N. Deatherage
Sarah Burns
Deborah Crawford

William Cochran
William Cochran
2. Kathryn Cochran
Kathryn Cochran

STATE OF TEXAS)
COUNTY OF DALLAS)SS

Before me, a Notary Public in and for said County and State, personally appeared the above

Prepared by:

ANDREW HUTYERA
Attorney at Law
144 South Main
CADIZ, OHIO 43907
(614) 942-2936

named Kathryn Cochran
she did sign the foregoing instrument and that the same is her free act and deed.

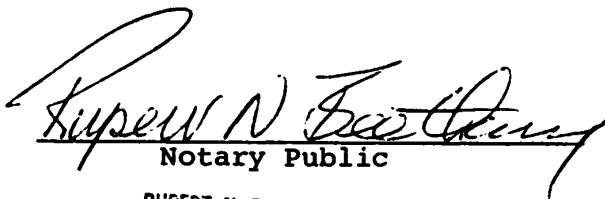
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Dallas, Texas this 28th day of November, 1980.

Sarah Burns

STATE OF OHIO)
) SS
COUNTY OF HARRISON)

Before me, a Notary Public in and for said County and State, personally appeared the above-named William Cochran, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cadiz, Ohio, this 8th day of December, 1980.


Notary Public

RUPERT N. BEETHAM, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration
date. Sec. 14703 RC

"EXHIBIT A"

BEING THE UNDIVIDED 9/32 interest in the following:

FIRST TRACT: 170.514 Acres Situated in the Village of Cadiz, County of Harrison, State of Ohio and bounded and described as follows:
Being a part of the W. one half of Sec. 36, Twp. 9, Range 4 of Cadiz Township. Beginning for the same at an iron pin beside a corner post at the S.W. corner of Sec. 36, Twp. 9, Range 5; thence along the S. line of the same bearing S. 88° 10' 25" E. 2722.01 ft. to an iron pin beside a corner post at the S.E. corner of said half section; thence along the E. line of the same bearing N. 1° 32' 09" E. 2460.60 ft. to an iron pin beside a corner post; thence leaving said E. line N. 87° 34' 42" W. 815.60 ft. to an iron pin in Twp. Rd. No. 601 at the S.W. corner of a 2.00 acre tract owned by the Cleveland Contractors Equipment Co.; thence along the aforesaid road bearing N. 10° 38' 22" E. 419.06 ft. to an iron pin, from which an iron pin on the W. side of said road bears N. 87° 50' 58" W. 25.92 ft.; thence leaving said road and bearing N. 87° 50' 58" W. 1901.07 ft. to an iron pin at the intersection of the W. line of Sec. 36 with the aforesaid N. line, bearing N. 2° 57' 27" E. 55.80 ft. from the S. right of way line of U.S. Highway No. 22; thence along the W. line of Sec. 36 bearing S. 2° 57' 27" W. 2894.47 ft. to the place of beginning and containing 170.514 Acres more or less but subject to all legal highways.

There is reserved a 25 foot wide right of way extending from Twp. Rd. No. 601 Easterly to the James E. Johnson property, and being more fully described as follows: Beginning at an iron pin beside a corner post on the E. line of the W. one half of Sec. 36 and bearing N. 1° 32' 09" E. 2460.60 ft. from an iron pin at the S.E. corner of said half section; thence N. 87° 34' 43" W. 815.60 ft. to an iron pin in Twp. Rd. No. 601; thence along said road S. 10° 38' 22" W. 25.26 ft.; thence parallel to and 25.00 ft. S. of the first described line bearing S. 87° 34' 43" E. 819.60 ft. to a point in the E. line of said half quarter section; thence along said line N. 1° 32' 09" E. 25.00 ft. to the place of beginning and containing 0.469 acres, more or less. To be used in common with the Grantee and others as a means of ingress and egress to adjoining properties.

Subject to an easement granted the Village of Cadiz, Ohio for the construction and maintenance of a sanitary sewer line across and under the above described tract, as described in Deed Vol. 164, Page 239 of the Harrison County Deed Records.

This tract is subject to an easement for highway purposes appropriated by the Director of Highways of the State of Ohio in Case No. 11761, Common Pleas Court of Harrison County, Ohio, and being 0.0753 acres out of the N.W. corner of the same.

Being a part of the same premises conveyed by the Will of Robert Reid Cochran, Deceased, to Frank M. Cochran, et al., shown by Will Certificate recorded in Deed Record 126, Page 580, Deed Records of Harrison County, Ohio.

SECOND TRACT: 58.299 Acres Situated in the Village of Cadiz, County of Harrison, State of Ohio and bounded and described as follows:

Being a part of the N.E. quarter of Sec. 5, Twp. 10, Range 5 of Cadiz Township. Beginning for the same at an iron pin at the N.E. corner of said quarter section; thence along the E. line of the same bearing S. 2° 57' 27" W. 1129.71 ft. to an iron pin at the N.E. corner of Lot No. 1 of the Allen-Cadiz Addition to the Village of Cadiz, Ohio, from which an iron pin beside a corner post at the W. corner between Sections 35 and 36, Twp. 9, Range 4 bears N. 2° 57' 27" E. 17.03 ft.; thence along the N. line of said addition N. 79° 02' 17" W. 1596.73 ft. to a corner stone at the N.W. corner of said Addition; thence N. 79° 33' 05" W. 1119.68 ft. to a point in the center of the pavement of State Highway No. 9, from which an iron pin in the E. berm of said Highway bears S. 79° 33' 05" E. 15.00 ft. Said point in the center of the Highway being on the W. line of the N.E. quarter of Sec. 5; thence along said W. line and the Highway N. 2° 49' 10" E. 762.73 ft. to a cross cut in the concrete pavement of the Highway and being the N.W. corner of the N.E. quarter of Sec. 5; thence along the N. line of the quarter section S. 87° 00' 50" E. 2693.13 ft. to the place of beginning and containing 58.299 acres, more or less, but subject to all legal highways.

There is reserved a right of way deeded the P. C.C. & St. L. R.R. Co. as recorded in Deed Vol. 128, Page 65 of the Harrison County Deed Records, and being more fully described as follows:

Beginning for the same at an iron pin on the N. line of the N.E. quarter of Sec. 5, Twp. 10, Range 5 from which the N.W. corner of said quarter section bears N. 87° 00' 50" W. 176.02 ft.; thence continuing along said N. line S. 87° 00' 50" E. 175.93 ft. to an iron pin; thence along the E.

right of way of the railroad the following two courses and distances: (1) S. 8° 28' 12" E. 521.40 ft.; (2) S. 22° 22' 58" E. 373.40 ft. to an iron pin on S. line of the above described 58.299 acre tract; thence along said S. line N. 79° 33' 05" W. 153.29 ft. to an iron pin; thence leaving said S. line along the E. right of way line of the railroad the following three courses and distances: (1) N. 25° 45' 03" W. 102.90 ft.; (2) N. 6° 33' 33" W. 202.47 ft.; (3) N. 17° 47' 44" W. 576.17 ft. to the place of beginning and containing 2.447 acres, more or less. There being conveyed 58.299 acres less 2.447 acres or 55.852 acres, of which 54.830 acres lies within the Village of Cadiz, Ohio and 1.022 acres lies in Sec. 5, Twp. 10, Range 5 of Cadiz Twp. Subject to easements granted the Village of Cadiz, Ohio for the construction and maintenance of sanitary sewer lines and a sewage pumping station across and under the above described tract, as described in Special Record No. 9 at Page 649 and Deed Vol. 164, Page 239 of the Harrison County Deed Records. This tract is subject to an easement for Highway purposes appropriated by the Director of Highways of the State of Ohio in Case No. 11761, Common Pleas Court of Harrison County, Ohio and being 1.486 acres out of the N.W. corner of same. Being a part of the same premises conveyed by the Will of Robert Reid Cochran, Deceased, to Frank M. Cochran, et al., shown by Will Certificate recorded in Deed Record 126, Page 580, Deed Records of Harrison County, Ohio. Prior deed reference Vol. A, Page 133, Harrison County Deed Records.

THIRD TRACT: 1.302 Acres Situated in the Village of Cadiz, County of Harrison, State of Ohio and bounded and described as follows: Being a part of the N.W. quarter of Sec. 35, Twp. 9, Range 4 of Cadiz Twp. Beginning for the same at an iron pin beside a corner post at the N.W. corner of the aforesaid quarter section; thence along the W. line of the same bearing S. 2° 57' 27" W. 519.43 ft. to an iron pin on the E. side of County Highway No. 5; thence leaving said W. line along an old abandoned road bearing N. 25° 36' 19" E. 567.51 ft. to an iron pin on the N. line of the quarter section; thence along said line N. 88° 10' 25" W. 218.57 ft. to the place of beginning and containing 1.302 acres, more or less, but subject to all legal highways. There is reserved a right of way for a roadway or driveway purposes lying S. of and adjoining the N. line of the above described tract and extending from County Highway No. 5, E. to the Easterly line of the above described tract to be used, in common with the Grantee and others, as a means of ingress and egress to adjoining properties. Subject to an easement granted the Village of Cadiz, Ohio for the construction and maintenance of a sanitary sewer line across and under the above described tract, as described in Deed Vol. 164, Page 239 of the Harrison County Deed Records.

FOURTH TRACT: 118.505 Acres Situated part in the Village of Cadiz and part in Cadiz Township, County of Harrison, State of Ohio and bounded and described as follows: Being a part of the S.E. quarter of Sec. 6, Twp. 10, Range 5 of Cadiz Township. Beginning for the same at an iron pin at the S.E. corner of the aforesaid quarter section; thence along the E. line of said quarter bearing N. 2° 57' 27" E. 2063.88 ft. to an iron pin at the intersection of said E. line with the Northwestern right of way line of U.S. Highway No. 22; thence leaving said E. line N. 88° 02' 07" W. 2393.49 ft. to an iron pin on the easterly right of way line of the Cadiz Branch line of the P.C.C. & St.L. R.R. Co.; thence along said easterly line S. 25° 34' 35" W. 10.93 ft. to an iron pin at a point of curvature in said line; thence along said curve, having a radius of 612.70 ft., an arc distance of 449.44 ft. to an iron pin on the W. line of the S.E. quarter of Sec. 6. The chord subtending the aforesaid arc bearing S. 46° 35' 27" W. 436.94 ft.; thence along said W. line S. 2° 45' 10" W. 603.11 ft. to an iron pin on the E. side of State Highway No. 9 at the N.W. corner of lands owned by the P.C.C. & St.L. R.R. Co.; thence along the Northeasterly line of said lands S. 43° 50' 10" E. 398.82 ft. to an iron pin at the Northeasterly corner of same; thence along the E. line S. 1° 58' 30" W. 805.12 ft. to an iron pin at the S.E. corner of same, (passing an iron pin at 544.50 ft.); thence along the S. line of the same N. 87° 00' 50" W. 301.00 ft. to a point in State Highway No. 9 on the W. line of said S.E. quarter; thence along said W. line S. 2° 49' 10" W. 13.75 ft. to a cross cut in the concrete pavement of said highway at the S.W. corner of the S.E. quarter of Sec. 6; thence along said S. line S. 87° 00' 50" E.

2693.13 ft. to the place of beginning and containing 118.505 acres, more or less, but subject to all legal highways. There is reserved a right of way deeded the P.C.C. & St.L. R.R. Co. as recorded in Deed Vol. 128, Page 65 of the Harrison County Deed Records and being more fully described as follows: To find the place of beginning, start at a cross cut in the concrete pavement of State Highway No. 9 at the S.W. corner of the S.E. quarter of Sec. 6; thence along the S. line of said quarter section S. 87° 00' 50" E. 176.02 ft. to a point at the intersection of the quarter section line with the W. right of way line of said railroad, and place of beginning for the tract herein described; thence along said right of way line the following five courses and distances; (1) N. 13° 29' 10" W. 14.33 ft.; (2) S. 87° 00' 50" E. 129.00 ft.; (3) N. 1° 58' 30" E. 260.62 ft.; (4) S. 8° 28' 12" 279.90 ft.; (5) N. 87° 00' 50" W. 175.93 ft. to the place of beginning and containing 0.199 acres, more or less.

2nd Exception R.R. R/W:

To find the place of beginning start at a cross cut in the concrete pavement of State Highway No. 9 at the S.W. corner of the S.E. quarter of Sec. 6; thence along the W. line of said quarter Section N. 2° 45' 10" E. 1091.65 ft. to an iron pin on the E. side of said highway at the N.W. corner of the railroad property; thence leaving said W. line bearing S. 43° 50' 10" E. 38.61 ft. to an iron pin which is the S.W. corner and place of beginning for the tract herein described; thence along the W. right of way line of the P.C.C. & St.L. R.R. Co., the following five courses and distances: (1) N. 4° 57' 58" E. 154.62 ft.; (2) N. 40° 56' 30" E. 144.78 ft.; (3) N. 25° 55' 02" E. 246.23 ft.; (4) N. 33° 26' 10" E. 260.00 ft.; (5) N. 40° 54' 31" E. 305.01 ft. to an iron pin at the intersection of said right of way line with the N. line of the above described 118.505 acre tract; thence along said N. line S. 88° 02' 07" E. 153.39 ft. to an iron pin at the intersection of said line with the E. right of way line of said railroad; thence along said E. line the following four courses and distances: (1) S. 52° 54' 58" W. 165.99 ft.; (2) S. 38° 36' 10" W. 190.55 ft.; (3) S. 33° 26' 10" W. 334.25 ft.; (4) S. 15° 51' 50" W. 551.36 ft. to an iron pin; thence N. 43° 50' 10" W. 181.91 ft. to the place of beginning and containing 3.111 acres, more or less. There being conveyed as the Fourth Tract 118.505 acres less the two exceptions of 0.199 acre and 3.111 acres leaving 115.195 acres of which 53.951 acres is within the corporate limits of the Village of Cadiz, Ohio and 61.244 acres being in the S.E. quarter of Sec. 6, Twp. 10, Range 5.

This tract is subject to an easement for highway purposes appropriated by the Director of Highways of the State of Ohio, in Case No. 11761, Common Pleas Court, Harrison County, Ohio.

Subject to an easement granted the Village of Cadiz, Ohio for the construction and maintenance of a sanitary sewer line across and under the above described tract, as described in Deed Vol. 164, Page 239 of the Harrison County Deed Records.

Being a part of the same premises conveyed by the Will of Robert Reid Cochran, Deceased, to Frank M. Cochran, et al., shown by Will Certificate recorded in Deed Record 126, Page 580, Deed Records of Harrison County, Ohio.

Survey and descriptions of all four tracts by Paul J. McCullough, Reg. Surv. #2513 and Robert K. Sterling, Reg. Surv. #6513.
Date: October and November, 1980.

EXCEPTING AND RESERVING the No. 6A coal and mining rights as previously sold. FURTHER EXCEPTING AND RESERVING UNTO GRANTORS one-half of the income from any minerals sold from the above described premises.

Grantee may sell such minerals upon such terms and conditions as he deems proper, without the consent, approval or participation of the Grantors.

30872

Transferred 12/19 1980

MABEL L. LEACH, Auditor

FEE \$ 4.50 BY Jan

LABAN C. BLACKBURN
Harrison Co. Recorder

Received Dec 19 1980
at 3:12 o'clock P M.
Recorded Dec 19 1980

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ 312.00 pd

EXEMPT

MABEL L. LEACH, County Auditor

DEED VOL. 202 PAGE 639