



DEED

MADE this 7th day of October, 2010, by and between OPAL M. SHRIVER, a widow, of 13 Shriver Drive, Prosperity, Pennsylvania 15329; hereinafter, whether one or more, called "Grantor;"

A N D

CONSOL PENNSYLVANIA COAL COMPANY LLC, a Delaware limited liability company, having its principal office at 1000 CONSOL Energy Drive, Canonsburg, Pennsylvania 15317; hereinafter, whether one or more, called "Grantee."

WITNESSETH, that in consideration of the sum of One and no/100 (\$1.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, said Grantor does hereby grant and convey unto the said Grantee, Grantee's Heirs and Assigns:

ALL that certain tract of land situate in Morris Township, Washington County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a white oak stump; thence by land of Lillian Minor, North 83° East 588.55 feet to a stone; thence by same and land of Bert Thomas, North 40° 39' East 1697.68 feet to a dead white oak; thence by lands of Bert Thomas, Henry S. Day's Heirs and Herbert Lindley, North 26° 18' West 2437.71 feet to a stone; thence North 53° 13' West 937.86 feet to a poplar stump; thence South 63° 27' West 562.81 feet to a stone; thence South 54° West 1311.75 feet to a stone in the road; thence by land of Henry S. Day's Heirs, South 13° 54' East 303.6 feet to a point in the center of road; thence along said road, South 18° 15' East 195 feet to a point in the center of the said road, thence along said road, South 24° 45' East 203.3 feet to a point in the center of said road; thence along said road, South 18° 45' East 286.2 feet to a point in the center of said road; thence along said road, South 24° 45' East 82.5 feet to a point in the center of said road; thence along said road, South 18° East 82.5 feet to a point in the center of said road; thence South 1° East 72.6 feet to a point in the center of said road; thence South 27° 16' West 82.16 feet to a point in the center of road, thence North 43° 34' East 472.00 feet to a point in the center of road, thence South 32° 25' East 636.20 feet to a point in center of road, thence South 78° 59' West 600.90 feet to point in center of road, thence South 17° East 21 feet to a stone; thence South 27° 18' East 1014.42 feet to a stone; thence South 55° 45' East 1089 feet to a white oak stump, the place of BEGINNING.

CONTAINING 194.32 Acres.

UNDER AND SUBJECT to the prior conveyance of that certain tract or parcel of land containing 1.005 acres as conveyed by William P. Shriver, et ux., to Wilbert L. Rutan, et ux., by Deed dated October 4, 1972, and recorded in the Recorder's Office of Washington County, Pennsylvania, in Deed Book Volume 1385, Page 125.

UNDER AND SUBJECT to the prior conveyance of that certain tract or parcel of land containing 1.0744 acres as conveyed by William P. Shriver, et ux., to Henry L. Keller, et ux., by Deed dated December 21, 1982, and recorded in the Recorder's Office of Washington County, Pennsylvania, in Deed Book Volume 2094, Page 371.

EXCEPTING AND RESERVING unto the Grantor herein their heirs, successors, and assigns all of the oil and gas within and underlying the property herein conveyed. The term "gas" means conventional gas and does not include coalbed methane gas, gob gas, or any other substances of any kind existing within or emanating from any coal seams within and underlying the property herein conveyed, except to the extent, if at all, that the Grantor herein currently has a fee simple interest in such coal seams.

TOGETHER WITH all of Grantor's right, title and interest in and to all coal, mineral rights, easements, licenses, privileges, mining rights, contract rights, improvements, fixtures and structures, and all other rights of whatsoever nature within, and underlying said Tract described hereinabove.

UNDER AND SUBJECT to the exceptions, reservations, restrictions, conditions, easements, rights of way, etc., as are contained in the record chain of title or as may be visible on the premises.

BEING the same property conveyed to William P. Shriver and Opal M. Shriver, husband and wife, by deed of Howard H. Stewart, et ux., et al., dated June 7, 1960, and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania in Deed Book Volume 1076, Page 682. The said William P. Shriver died on September 15, 2009, thereby vesting full and complete title in Opal M. Shriver, the Grantor herein, as his surviving spouse and the surviving tenant by the entireties.

TAX PARCEL NO. 450-012-00-00-0014-00

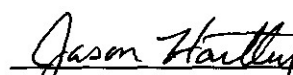
THE ACTUAL CONSIDERATION for this conveyance is Six Hundred Ten Thousand and no/100 (\$610,000.00) Dollars.

NOTICE: GRANTEE (HEREINAFTER, WHETHER ONE OR MORE, CALLED "GRANTEE") HEREBY AGREES THAT GRANTEE MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTERESTS IN THE COAL.

WITNESS:



CONSOL PENNSYLVANIA COAL
COMPANY LLC


Jason Hartley, Agent

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth pursuant to Act No. 255, approved September 10, 1965.)

And the said OPAL M. SHRIVER, a widow, Grantor, will warrant generally the property hereby conveyed.

WITNESS the due execution hereof by the Grantor, under seal, the day and year first above-written, intending to be legally bound hereby.

WITNESS:



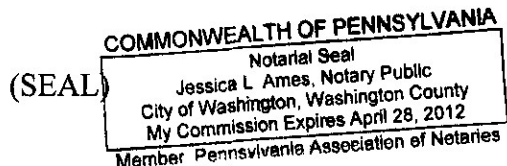

OPAL M. SHRIVER


ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF WASHINGTON)

On this, the 7th day of October, 2010, before me, the undersigned officer, personally appeared OPAL M. SHRIVER, a widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.




Notary Public
My commission expires:

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee within named is:
1000 CONSOL Energy Drive, Canonsburg, Pennsylvania 15317.

[illegible]

This instrument was prepared by: Andrew S. Chumney, Esquire
PEACOCK KELLER & ECKER LLP
70 East Beau Street
Washington, PA 15301

DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania

INSTRUMENT NUMBER
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Total Pages: 4

STATE REALTY FEES	\$6,100.00
RECORDING FEES	\$63.50
SCHOOL REALTY FEES	\$3,050.00
LOCAL REALTY FEES	\$3,050.00
TOTAL PAID	\$12,263.50

PAID
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