

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Elk, and State of Pennsylvania, bounded and described as follows:

The Uniform Parcel Identifier is 13-14-007-4524.

Situate in the City of St. Marys (formerly Township of Benzinger), BEGINNING at the northwest corner of lands being herein conveyed, the southwest corner of Warrant No. 4945;

Thence along the south line of Warrant No. 4945, South eighty-nine degrees twenty minutes East, five hundred and seventeen (517) rods to a stone pillar at a hemlock of 1793;

Thence along the line between Elk and Cameron Counties and the east line of Warrant No. 4958 (being herein conveyed) and the west line of Warrant No. 4957, South no degrees five minutes east three hundred and seventeen (317) rods to a stone pillar at the Red Oak of 1793, the southwest corner of lands herein being conveyed, and in the north line of Warrant No. 4961;

Thence along said line, north eight-nine degrees twenty-six minutes West five hundred and twenty-six (526) rods to the maple corner of 1793;

Thence along the east line of Warrant No. 4959 North one degree thirty-five minutes East three hundred and eighteen (318) rods to the place of beginning, containing a gross area of 1035 acres.

There are excepted and reserved from and out of the conveyances of premises described herein all of the following:

- A. All of the portion thereof which was conveyed by J.K.P. Hall, et al, to the Philadelphia and Erie Railroad Company by a deed dated July 13, 1891 and recorded in the office of the Recorder of Deeds of Elk County in Deed Book 35, page 586.
- B. Any and all rights acquired by the Philadelphia and Erie Railroad Company for its trackage right-of-way and appurtenant construction.
- C. A parcel containing 10.06 acres of land conveyed by J.K.P. Hall et al, to J.W. Clark, et al, by a deed dated May 23, 1895, and recorded In the office of the Recorder of Deeds of Elk County in Deed Book 45, Page 43.
- D. All of the portion of the tract of 25 acres conveyed by J.K.P. Hall, et al, to Emma J. Brown, et al, by a deed dated January 11, 1887, and recorded in the Office of the Recorder of Deeds of Elk County in Deed Book 32, Page 74, as fully and to the same extent as the same tract of land was conveyed to the said Emma J. Brown, et al.
- E. All of the oil and gas, with attendant rights, as fully as the same were conveyed by the Kaul & Hall Oil and Gas Company to the Sylvania Corporation by a deed dated November 2, 1928, and recorded in the office of the Recorder of Deeds of Elk County in deed Book 90, at Page 58c.
- F. A parcel of land containing 2.1 acres conveyed by Kaul & Hall Oil and Gas Company, et al, to A.A. Haberberger by a deed dated February third, A.D. 1967.
- G. Two parcels of land containing 27.2 acres and 4 acres as conveyed by Kaul & Hall Oil and Gas Company, et al, to Benn. F Goodrich by a deed dated February third, A.D. 1967.

In addition to the hereinabove contained exceptions and reservations, there is further excepted and reserved from and out of the is conveyance all of the lands and premises of grantor in Warrants Nos. 4945 and 4958 that lie southwardly of the West Creek road, being the old road from Emporium to St. Marys, together with all rights of ingress, egress and regress; all rights of way, all royalties or reversionary rights; all oil, gas and minerals; all easements, appurtenances and hereditaments or other interests in and to lands or real property that may be situate southwardly from West Creek Road in Warrants 4945 and 4958 or that may relate to the lands and premises situate southwardly of said West Creek Road in said two warrants. This has previously been conveyed to Frank. M. Novosel et ux.

In addition to all of the hereinabove contained exceptions and reservations, this conveyance is further expressly made and accepted under and subject to all and singular the presently valid exceptions, reservations, conditions and restrictions contained in any deed or deeds in the chain of title of said premises mentioned, contained or referred to, as the same, reference thereto being had, will more fully and at large appear.

The grantor does hereby further grant and convey to the grantee herein, his heirs and assigns, all rights of ingress, egress and regress; all rights of way; all royalties or reversionary rights; all oil, gas and minerals; all easements, appurtenances and hereditaments and all other interests in and to lands or real property situate northwardly of West Creek Road in Warrant No. 4945 and 4958.

BEING the same tract of land conveyed by Ruth Novosel to her son, Charles R. Novosel, by deed dated September 27, 1999, and recorded October 8, 1999, in Elk County deed Book 396 at Page 613.