

Know all Men by these Presents:

That CARROLL KEMP CORPORATION

a Corporation incorporated under the laws of the State of Ohio the Grantor.

who claim title by or through instrument, recorded in Volume 141, Page 425, County Recorder's Office, for the consideration of Ten and 00/100 Dollars

(\$ 10.00) received to its full satisfaction of Ed Long and  
Richard L. Hornberger, the GranteeS,

whose TAX MAILING ADDRESS will be P.O. Box 116  
Carrollton, Ohio 44615

do give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the following described premises situated in VILLAGE OF CARROLLTON  
Township of Center

County of Carroll and State of Ohio:

TRACT ONE: Known as the North part of the West half of the Southeast Quarter of Section 2, Township 15, Range 6 in the Steubenville Land District, beginning for boundary at a stone at the center of the Section; thence East on the Quarter line 20.18 chains to a stone; thence South on the half quarter line 25.47 chains to the center of the Inter-County Highway No. 376 as now located; thence along Inter-County Highway No. 376 as now located, as follows: North  $71\frac{1}{2}^{\circ}$  West 2.99 chains; thence North  $51\frac{3}{4}^{\circ}$  West 5.07 chains; thence North  $67\frac{1}{2}^{\circ}$  West 7 chains; thence North  $41\frac{1}{4}^{\circ}$  West 7.30 chains; thence South  $87^{\circ}$  West 1.37 chains to West line of the Quarter; thence North on the Quarter line 14.17 chains to the place of beginning, containing 40.85 acres, more or less. AND EXCEPTING, however, a small parcel of land lying South on Township Road leading from Carrollton to New Harrisburg, containing approximately 0.25 acres, and being the same real estate heretofore conveyed by Warranty Deed dated February 10, 1912 from John E. Ebersole, et ux to Thomas E. Ebersole and recorded in Deed Vol. 70, page 148, Carroll County Records. And leaving in said tract, after said exception 40.60 acres, more or less.

TRACT TWO: Known as a part of the East half of the Southwest Quarter of said Township, Section and Range, beginning for boundary at the Northeast corner of the Southwest Quarter of said Section, Township and Range; thence West along the North boundary line of said Quarter Section, 3 chains and 12 links to a post; thence South  $16\frac{3}{4}^{\circ}$  East 10 chains and 50 links to a post on the East boundary line of said Quarter Section; thence North along said East boundary line of said Quarter Section 10 chains to the place of beginning, containing 1.56 acres, more or less and containing in both of said tracts 42.16 acres, more or less, but subject to all legal highways.

TRACT THREE: Being the Northeast Quarter of Section 2, Township 15, Range 6 of the lands directed to be sold at Steubenville in the State of Ohio and containing 160 acres, be the same more or less, SAVING AND EXCEPTING therefrom, however, the following tracts of land, granted to the State of Ohio as perpetual easement for highway purposes as described in easement dated July 25, 1932 and recorded in Easement Vol. 1, page 47, Carroll County Records, containing in said exception 0.197 acres to which reference is hereby made for a more particular description of said easement, leaving in said above described tract after said exception 159.803 acres, more or less, but subject to all legal highways.

EXCEPTING THE FOLLOWING:

Known as being a part of the northeast quarter of Section #2, Township 15, Range #6, Center Township, Carroll County, Ohio. Beginning at the Southeast corner of said quarter section; thence north  $84^{\circ} 23' 20''$  West along the quarter section line 500.00' to an iron pin; thence north  $5^{\circ} 29' 40''$  East 125.00' to an iron pin; thence South  $84^{\circ} 23' 20''$  East 500.00' to a point on the section line; thence South  $5^{\circ} 29' 40''$  West along the section line 125.00' to the Southeast corner of the Northeast quarter of Section #2 and the place of beginning. Containing 1.435 acres, more or less.

## Exceptions continued:

Known as being a part of the Northeast Quarter of Section 2, Township 15, Range 6, beginning at the Southeast corner of said Quarter Section; thence North  $5^{\circ} 29' 40''$  East along the Section line 125.00 feet to a point and the true place of beginning for the tract herein described; thence North  $84^{\circ} 23' 20''$  West 500.00 feet to an iron pin; thence North  $50^{\circ} 29' 20''$  West 300 feet to an iron pin; thence South  $84^{\circ} 23' 20''$  East 500.00 feet to a point on the Section line; thence South  $5^{\circ} 29' 40''$  West along the Section line 300.00 feet to a point and the true place of beginning, containing 3.444 acres, more or less, but subject to all legal highways.

Known as being a part of the Northeast Quarter of Section 2, Township 15, Range 6, beginning at the Southeast corner of said Quarter Section; thence North  $5^{\circ} 29' 40''$  East along the Section line 1123.00 feet to a point and the true place of beginning for the tract herein described; thence North  $84^{\circ} 23' 20''$  West 500.00 feet to an iron pin; thence North  $5^{\circ} 29' 40''$  East 300.00 feet to an iron pin; thence South  $84^{\circ} 23' 20''$  East 500.00 feet to a point on the Section line; thence South  $5^{\circ} 29' 40''$  West along the Section line 300.00 feet to a point and the true place of beginning, containing 3.444 acres, more or less.

Known as being a part of the Northeast Quarter of Section 2, Township 15, Range 6, beginning at the Southeast corner of said Quarter Section; thence North  $5^{\circ} 29' 40''$  East along the Section line 425.00 feet to a point and the true place of beginning for the tract herein described; thence North  $84^{\circ} 23' 20''$  West 175.00 feet to an iron pin; thence North  $5^{\circ} 29' 40''$  East 123.00 feet to an iron pin; thence South  $84^{\circ} 23' 20''$  East 175.00 feet to a point on the Section line; thence South  $5^{\circ} 29' 40''$  West along the Section line 123.00 feet to a point and the true place of beginning, containing .4941 acres, more or less.

Beginning at the Southeast corner of said Quarter Section; thence North  $5^{\circ} 29' 40''$  East along the Section line 823.00 feet to a point at the true place of beginning for the tract herein described; thence North  $84^{\circ} 23' 20''$  West 500.00 feet to an iron pin; thence North  $5^{\circ} 29' 40''$  East 200.00 feet to an iron pin; thence South  $84^{\circ} 23' 20''$  East 500.00 feet to a point on the Section line; thence South  $5^{\circ} 29' 40''$  West 200.00 feet to a point and the true place of beginning, containing 2.296 acres, more or less, but subject to all legal highways.

Known as being a part of the northeast quarter of section 2, Township 15, Range 6, beginning at an iron pin at the southeast corner of said quarter section; thence north  $5^{\circ} 29' 40''$  east along the section line 425.00 feet to a point; thence north  $84^{\circ} 23' 20''$  west 175.00 feet to an iron pin and the true place of beginning for the tract herein described; thence continuing north  $84^{\circ} 23' 20''$  west 20.00 feet to an iron pin; thence north  $5^{\circ} 29' 40''$  east 123.00 feet to an iron pin; thence south  $84^{\circ} 23' 20''$  east 20.00 feet to an iron pin; thence south  $5^{\circ} 29' 40''$  west 123.00 feet to an iron pin and the true place of beginning, containing 0.057 of an acre, more or less, but subject to all legal highways.

Being part of the northeast quarter of section 2, township 15, range 6, of lands directed to be sold at Steubenville in the state of Ohio and further described as follows: Beginning at the northeast corner of section 2, township 15, range 6, Carroll County, Ohio; thence south  $5^{\circ} 29' 40''$  west, a distance of 200.0 feet to an iron pin; thence north  $83^{\circ} 43'$  west a distance of 400.0 feet to an iron pin; thence north  $5^{\circ} 29' 40''$  east a distance of 200.00 feet to an iron pin on Section line; thence south  $83^{\circ} 43'$  east following the section line a distance of 400.00 feet to an iron pin at the place of beginning containing an area of 1.84 acres, more or less, and subject to all legal highways.

Exceptions continued:

Being part of the northeast quarter of section 2, township 15, range 6 of land directed to be sold at Steubenville in the state of Ohio and further described as follows: Beginning at the northeast corner of section 2, township 15, range 6, Carroll County, Ohio; thence south  $5^{\circ} 29' 40''$  west along east line of said section 2 a distance of 200.0 feet to an iron pin at the true place of beginning; thence south  $5^{\circ} 29' 40''$  west along east line of said section 2, a distance of 200.00 feet to an iron pin; thence north  $83^{\circ} 43'$  west a distance of 500.00 feet to an iron pin; thence north  $5^{\circ} 29' 40''$  east, a distance of 400.0 feet to an iron pin; thence south  $83^{\circ} 43'$  east, along north line of said section 2, a distance of 100.0 feet to an iron pin; thence south  $5^{\circ} 29' 40''$  west a distance of 200.00 feet to an iron pin, thence south  $83^{\circ} 43'$  east a distance of 400.00 feet to an iron pin at the place of beginning containing an area of 2.75 acres, more or less and subject to all legal highways.

Being part of the northeast quarter, Section 2, Township 15, Range 6, and further described as follows: Beginning at the southeast corner of the northeast quarter of said Section 2; thence north  $5^{\circ} 29' 40''$  east, a distance of 1023.0 feet to a point at the true place of beginning; thence north  $84^{\circ} 23' 20''$  west, a distance of 500.0 feet to a point; thence north  $5^{\circ} 29' 40''$  east, a distance of 100.0 feet to a point; thence south  $84^{\circ} 23' 20''$  east, a distance of 500.0 feet to a point; thence south  $5^{\circ} 29' 40''$  west, a distance of 100.0 feet to a point at the true place of beginning, containing an area of 1.15 acres, more or less, and subject to all legal highways.

Being part of the northeast quarter, section 2, township 15, range 6, and further described as follows: beginning at the southeast corner of said northeast quarter of section 2, thence north  $5^{\circ} 29' 40''$  east a distance of 1423.0 feet to a point at the true place of beginning, thence north  $84^{\circ} 23' 20''$  west a distance of 500.0 feet to a point, thence north  $5^{\circ} 29' 40''$  east a distance of 330.00 feet to a point, thence south  $84^{\circ} 23' 20''$  east a distance of 500.0 feet to a point, thence south  $5^{\circ} 29' 40''$  west a distance of 330.0 feet to a point at the true place of beginning, containing an area of 3.79 acres, more or less, but subject to all legal highways.

Being part of the northeast quarter section 2, township 15, range 6, Center Township, Carroll County, Ohio, and further described as follows: beginning at the southeast corner of said northeast quarter of section 2, thence north  $84^{\circ} 23' 20''$  west, along the quarter section line, a distance of 500.0 feet to an iron pin at the true place of beginning, thence north  $84^{\circ} 23' 20''$  west along said quarter section line, a distance 410.00 feet to an iron pin, thence north  $5^{\circ} 29' 40''$  east a distance of 425.0 feet to an iron pin, thence south  $84^{\circ} 23' 20''$  east a distance of 410.0 feet to an iron pin, thence south  $5^{\circ} 29' 40''$  west a distance of 425.0 feet to an iron pin at the true place of beginning, containing an area of 4.00 acres, more or less.

Being part of the northeast quarter, section 2, township 15, range 6, Carroll County, Ohio, and further described as follows: beginning at an iron pin in the southeast corner of the northeast quarter, section 2, township 15, range 6, Center Township, Carroll County, Ohio, thence with the east section line of section 2, north  $5^{\circ} 29' 40''$  east, a distance of 425.0 feet to an iron pin, thence north  $84^{\circ} 23' 20''$  west a distance of 195.0 feet to an iron pin at the true place of beginning, thence continuing north  $84^{\circ} 23' 20''$  west a distance of 305.0 feet to an iron pin, thence north  $5^{\circ} 29' 40''$  east a distance of 123.0 feet to an iron pin, thence south  $84^{\circ} 23' 20''$  east a distance of 305.0 feet to an

## Exceptions continued:

iron pin, thence south  $5^{\circ} 29' 40''$  west a distance of 123.0 feet to an iron pin at the true place of beginning, containing an area of 0.86 acres, more or less.

Being part of the northeast quarter, section 2, township 15, range 6, Center township, Carroll County, Ohio, and further described as follows: beginning at an iron pin in the southeast corner of the northeast quarter of said section 2, thence with the east section line of said section 2, north  $5^{\circ} 29' 40''$  east a distance of 548.0 feet to an iron pin, thence north  $84^{\circ} 23' 20''$  west a distance of 100.0 feet to an iron pin at the true place of beginning, thence continuing north  $84^{\circ} 23' 20''$  west a distance of 400.0 feet to an iron pin, thence north  $5^{\circ} 29' 40''$  east a distance of 225.0 feet to an iron pin, thence south  $84^{\circ} 23' 20''$  east a distance of 400.0 feet to an iron pin, thence south  $5^{\circ} 29' 40''$  west a distance of 225.0 feet to an iron pin at the true place of beginning, containing an area of 2.07 acres, more or less, and subject to all legal highways.

Being part of the Northeast Quarter of Section 2, Township 15, Range 6, Center Township, Carroll County, Ohio and further described as follows: Beginning at the Southeast corner of said Northeast Quarter; thence north  $5^{\circ} 29' 40''$  east, a distance of 1833.0 feet to a point at the true place of beginning; thence north  $84^{\circ} 23' 20''$  west, a distance of 400.0 feet to a point; thence north  $5^{\circ} 29' 40''$  east, a distance of 200.0 feet to a point; thence south  $84^{\circ} 23' 20''$  east, a distance of 400.0 feet to a point; thence south  $5^{\circ} 29' 40''$  west, a distance of 200.0 feet to a point at the true place of beginning, containing an area of 1.84 acres, more or less and subject to all legal highways.

Being part of the Northeast Quarter, Section 2, Township 15, Range 6, and further described as follows: Beginning at the Southeast corner of said Northeast Quarter; thence north  $5^{\circ} 29' 40''$  east, a distance of 2033.0 feet to a point at the true place of beginning; thence north  $84^{\circ} 23' 20''$  west a distance of 400.0 feet to a point; thence north  $5^{\circ} 29' 40''$  east a distance of 225.9 feet to a point; thence south  $83^{\circ} 43' 00''$  east, a distance of 400.0 feet to a point; thence south  $5^{\circ} 29' 40''$  west, a distance of 221.2 feet to a point at the true place of beginning, containing an area of 2.05 acres, more or less, and subject to all legal highways.

Being part of the Northeast Quarter, Section 2, Township 15, Range 6, Center Township, Carroll County, Ohio and further described as follows: Beginning at an iron pin at the Northeast corner of said Northeast Quarter of Section 2; thence south  $5^{\circ} 29' 40''$  west, a distance of 400.0 feet to a point; thence north  $83^{\circ} 43' 00''$  west, a distance of 400.0 feet to an iron pin at the true place of beginning; thence south  $5^{\circ} 29' 40''$  west, a distance of 325.90 feet to an iron pin; thence north  $84^{\circ} 23' 20''$  west, a distance of 100 feet to an iron pin; thence north  $5^{\circ} 29' 40''$  east, a distance of 327.07 feet to an iron pin; thence south  $83^{\circ} 43' 00''$  east, a distance of 100.0 feet to an iron pin at the the true place of beginning, containing an area of 0.75 acres, more or less.

Beginning at the Northeast corner of said Northeast Quarter of Section 2; thence south  $5^{\circ} 29' 40''$  west along the section line, a distance of 871.2 feet to an iron pin at the true place of beginning; thence north  $84^{\circ} 23' 20''$  west, a distance of 500.0 feet to an iron pin; thence south  $5^{\circ} 29' 40''$  west, a distance of 30.0 feet to an iron pin; thence south  $84^{\circ} 23' 20''$  east, a distance of 500.0 feet to an iron pin on the section line; thence north  $5^{\circ} 29' 40''$  east, a distance of 30.0 feet to an iron pin at the true place of beginning, containing an area of 0.34 acres, more or less, and subject to all legal highways.

Exceptions continued:

Being part of the Northeast Quarter of Section 2, Township 15, Range 6, Center Township, Carroll County, Ohio and further described as follows: Beginning at the Northeast corner of said Northeast Quarter of Section 2; thence North 83° 43' said Northeast Quarter of Section 2; thence North 83° 43' west, along the section line, a distance of 500.0 feet to an iron pin at the true place of beginning; thence South 5° 29' 40" west, a distance of 400.0 feet to an iron pin; thence north 83° 43' west, a distance of 100.0 feet to a point; thence north 5° 29' 40" east, a distance of 400.0 feet to a point in the section line; thence south 83° 43' east, a distance of 100.0 feet to the true place of beginning, containing an area of 0.92 acres, more or less.

Leaving in Tract Three after said exceptions 127.19 acres, more or less. See below for an additional exception.

EXCEPTING from the above described premises all the mineable and merchantable coal underlying the premises together with mining rights and privileges previously granted by grantor herein to R. J. Smith Trustee by deed dated June 5, 1968 and as recorded in Vol. 156 at page 382, Deed Records of Carroll County, Ohio to which reference is hereby made.

This deed is subject to the following easements and right of ways:

An Easement to General Telephone Co., dated July 3, 1973, filed for record July 3, 1973 in Vol. 174 at page 442, Records of Carroll County.

A Right of Way Easement from Howard E. Roudebush to Pittsburgh Consolidation Coal Company, dated Sept. 7, 1955, Filed for Record Sept. 27, 1955 in Deed Record 124 Page 579.

A Right of Way from Howard E. Roudebush to Tennessee Gas Transmission Co, dated March 5, 1956, Filed for Record May 17, 1956, Deed Vol. 128 Page 44.

A Right of Way Agreement from Carroll Kemp Corp. to Tennessee Gas Transmission, dated November 13, 1964, Filed for record Nov. 13, 1964, recorded in Deed Vol. 146 Page 353.

A Roadside Right of Way from Carroll Kemp Corporation to Columbia Gas of Ohio, Inc., dated December 5, 1969, Filed for Record Feb. 10, 1970 at 10:10 a.m., recorded in Deed Vol. 161 Page 723.

Also EXCEPTING FROM TRACT Three:

Situated in the Township of Center, County of Carroll and State of Ohio: Being a part of the northeast quarter of Section Two (2), Township Fifteen (15), Range Six (6) in Center Township. Beginning on the west right of way line of State Route #43 at a point 548 feet north of the south line of said quarter; thence continuing north 6½° East 225 feet with the right of way of State Route #43; thence North 83½° west 100 feet; thence south 6½° west 225 feet; thence South 83½° East 100 feet to the place of beginning, containing 0.57 acres.

Leaving in Tract Three, after this last exception, 126.62 acres, more or less.

~~Deed Description~~

~~SEARCHED~~ ~~INDEXED~~

~~MAILED~~

~~F. W. ULRICH, CL. ENGINEER~~

~~Clerk~~

~~1-13-78~~

~~DEED CHECKED FOR  
TRACT DESCRIPTION ONLY~~

JAN 12 1978

~~F. W. ULRICH, CL. ENGINEER VOL 192 PAGE 837~~

~~(corrective deed to follow)~~

be the same more or less, but subject to all legal highways. To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantee, heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantees, their heirs and assigns, that at and until the sealing of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever.

and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantees, their heirs and assigns, forever, against all lawful claims and demands whatsoever.

In witness whereof said corporation sets its hand and corporate seal,

by Ed. Long, its V. Pres.  
and William T. Allmon, its Sec.-Treas.  
this 13th day of January A. D. 19 78.

CARROLL KEMP CORPORATION

Signed and acknowledged in the presence of

By *D.L.*

Vice President

*Kathy Eick*  
Kathy Eick

*Evelyn Walters*  
Evelyn Walters

Secretary-Treasurer

THE STATE OF OHIO  
Carroll County ss.

Before me, a Notary Public in and for said County, personally appeared the above named CARROLL KEMP CORP.

by Ed. Long, its Vice President  
and William T. Allmon, its Secy-Treasurer  
who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

In testimony whereof I have hereunto set my hand and official seal, at Carrollton, this 13th day of January 19 78

*Evelyn R. Walters* Notary Public

This instrument prepared by:

EVELYN R. WALTERS, Notary Public  
State of Ohio  
My Commission Expires Aug. 8, 1982

ALLMON, EDWARDS AND JOHNSTON  
ATTORNEYS AT LAW  
63 SECOND ST., S. W.  
CARROLLTON, OHIO

49757

WARRANTY DEED

FROM

TO

RECEIVED FOR RECORD

Jan. 13 1978

at 11:45 o'clock A.M.

Recorded JAN 17 1978

in Carroll County Records

Volume 192, Page 833 dated 838

Helle J. Mahalk K.B.  
CONVEYANCE RECORDER

COMPLETES WITH R.C. SEC. NO. 31922  
ENTERED FOR R.C. TRANSFER

JAN 13 1978

RICHARD C. WATSON, Auditor

See #9.a

THE OHIO LEGAL BLANK CO., CLEVELAND  
This instrument prepared by:

CHANGED  MGN. ENTRY   
FILED  COMPARED