

Know all Men by these Presents:

That We, The 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 _____, Page _____, County
Recorder's Office, for the consideration of --ten and no/100----- Dollars
(\$ 10.00) received to its full satisfaction of Paul E. Guess, a married
man-----, the Grantee,

whose TAX MAILING ADDRESS will be 377 Steubenville Rd., S. E., Carrollton,
Ohio 44615

do give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the following described premises situated in the Township of Center
County of Carroll and State of Ohio:

Being part of the Northeast Quarter, Section 2, T-15 R-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 S. 5 deg. 29 min. 40 sec. W., a distance of 400 ft. to a point; thence N. 83 deg. 43 min. W., a distance of 400 ft. to an iron pin at the true place of beginning; thence S. 5 deg. 29 min. 40 sec. W., a distance of 325.90 ft. to an iron pin; thence N. 84 deg. 23 min. 20 sec. W., a distance of 100 ft. to an iron pin; thence N. 5 deg. 29 min. 40 sec. E., a distance of 327.07 ft. to an iron pin; thence S. 83 deg. 43 min. E., a distance of 100 ft. to an iron pin at the true place of beginning, containing an area of 0.75 acres, more or less.

F. W. Ulrich - Reg. P. E. & S.
P. O. Box 61
Carrollton, Ohio 44615
Oct. 18, 1976

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. Also reserving however to the Grantor, its successors and/or assigns, an easement in perpetuity in and over the above described parcel along the easterly line thereof, said reserved easement being over so much of the above described parcel as is required for installation, construction maintenance and repair of water and sewer lines for the benefit of this and adjacent parcels of property. This easement shall run with the land and be binding upon said property until and unless said easement is terminated by mutual agreement of the then owners of this parcel and the grantor, its successors and assigns. Also excepting and reserving unto Grantor all Oil and Gas minerals and the constituents thereof together with the right to mine such minerals. This deed is also subject to a 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.

DEED CHECKED FOR
TRACT DESCRIPTION ONLY

NOV 2 1977

F. W. ULRICH, CO. ENGINEER
DEPUTY

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 thereto belonging, unto the said grantee, his heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee, his 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.

Except Real Estate taxes and assessments if any which are pro-rated to date of closing.

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

In witness whereof said corporation sets its hand and corporate seal,
by Richard L. Hornberger, its President
and Ed Long, its Vice President
this 7th day of Dec. A. D. 19 76

The Carroll Kemp Corporation

Signed and acknowledged in the presence of

Ruby Huff
Ruby Huff
Catherine F. Jones
Catherine F. Jones

By R. L. Hornberger
President

Ed Long
Vice President

THE STATE OF OHIO
Carroll County ss.

Before me, a Notary Public in and for said County, personally appeared the above named
The Carroll Kemp Corporation

by Richard L. Hornberger, its President
and Ed Long, its Vice President
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, Ohio, this 7th day of Dec. 19 76

Ruby Huff
Notary Public

This instrument prepared by:

RUBY HUFF, Notary Public
My Commission Expires Apr. 26, 1977

ALLMON & BENSON
ATTORNEYS-AT-LAW
63 Second Street, S. W.
Carrollton, Ohio

WARRANTY DEED

FROM

The Carroll Kemp Corporation

TO

Paul E. Guess, a married man

RECEIVED FOR RECORD

November 2 1977

at 2:15 o'clock P.M.

Recorded NOV 3 1977

in Carroll County Records

Volume 192, Page 27-28

Conveyance Examined
Entered for Transfer

RECORDED
J. B. Wallace J. Wallich

ENTERED FOR TRANSFER 319.202
ENTERED FOR TRANSFER

NOV 2 1977

RICHARD C. WALTON, Auditor

Attest: *John G. Dalton*

THE OHIO LEGAL BLANK CO., CLEVELAND
This instrument prepared by:
63 Second Street, S. W.
Carrollton, Ohio

<input checked="" type="checkbox"/> RANGED	<input type="checkbox"/> MGN. ENTRY
<input checked="" type="checkbox"/> COMPARED	<input type="checkbox"/>