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HARRISON COUNTY AUDITOR
ALLISON M. ANDERSON
REAL ESTATE TRANSFER BY *SAB*
CONV.FEE EX *X*
TRAN.FEE *1.00* DATE *7-25-19*

JOHN O TABACCHI

Inst #201900002256

DEED APPROVED FOR TRANSFER
DATE *7-22-19* BY *CAH*
HARRISON COUNTY ENGINEER

Please return to:
John O. Tabacchi
145 South Main Street
Cadiz, OH 43907

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Sharon Manbeck, unmarried, quit claims, conveys and grants unto Sharon Manbeck Trustee of the Dean and Sharon Manbeck Family Trust UTA October 17, 1997, whose tax mailing address is 412 N. Main St., Cadiz, Ohio 43907 following described real estate:

TRACT ONE:

Situated in the Village of Cadiz, County of Harrison and the State of Ohio, and being part of the SW Quarter of Section 36, Twp. 9 North and Range 4 West of the Seven Ranges. Further being part of a tract previously recorded as 170.514 acres (168.08 acres after exceptions) in Harrison County Deed Book 225, page 111 and bounded and described as follows: Commencing at an iron pin set at the SW corner of said SW quarter, thence with the Section line S. 88 deg. 46' 32" E. 108.34 ft. to the E. right of way of N. Main Street Extension, from which a marked stone at the SE corner of the Quarter bears S. 88 deg. 46' 32" E. 2605.15 ft.; thence with the E. right of way N. 09 deg. 37' 21" E. 281.19 ft. to an iron pin set at intercounty highway #26, STA 28+23.60, 30 ft. right, being the point of curvature, and the place of beginning. Thence continuing with the right of way line with a 4 deg. Curve to the right having a radius of 1402.39 ft., an arc of 685.34 ft. and a chord bearing N. 23 deg. 37' 21" E. 678.54 ft. to an iron pin set at the point of tangency; thence continuing with the right of way line N. 37 deg. 37' 21" E. 150 ft. E. 150 ft. to an iron pin set; thence leaving the right of way line, S. 52 deg. 22' 39" E. 279.09 ft. to an iron pin set; thence S. 09 deg. 02' -7" W. 302.56 ft. to an iron pin set; thence S. 63 deg. 11' 46" W. 601.65 ft. to the place of beginning, containing 5.000 acres, more or less. Subject to all legal highways, streets, rights of way or other covenants of Record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone. Iron pins set are 5/8" diameter Rebars, 30 inches long or longer. Surveyed May 13, 1994, by David R. Cole, Ohio R.S. #6995.

Harrison County Auditor's Parcel Number: 05-0002331.004

The within described premises are sold subject to the following restrictions which shall run with the land:

- 1) The premises shall not be subdivided into lots small than three acres.

- 2) The premises shall be used solely for residential, recreational and agricultural purposes.
- 3) No residence or dwelling shall be erected on the subject premises small than 1500 square feet floor area exclusive of basement, porches, garages and breezeways.
- 4) No building may be erected closer then 10 feet to any property line.
- 5) Any residence built on the subject premises or structures commonly known as double wide mobile or manufactured homes or modular homes (that meet the above minimum square footage requirement) shall be erected on a permanent concrete block and mortar or similar masonry foundation.
- 6) No basements or subgrade structures shall be constructed and used for living quarters.
- 7) There shall be no dismantling or wrecking of automobiles or other vehicles or machinery on the premises and there shall be no storage of wrecked or dismantled vehicles or machinery on the premises. NO campers, truck campers, travel trailers, motor homes or mobile homes or like vehicles shall be used as a permanent or temporary habitation on the subject premises. No campers, truck campers, travel trailers, motor homes or mobile homes or like vehicles shall be parked or stores on the subject premises unless titled to the property owner. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used at any time as a residence either permanently or temporarily.
- 8) NO noxious or offensive activity shall be carried on upon the subject premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to neighboring owners. The premises shall not be used for any illegal or immoral purpose, nor shall the Grantee permit any disorderly, boisterous or indecent acts upon the premises, nor permit the premises to be used in any way so as to disturb the quiet enjoyment of adjoining owners.

FURTHER EXCEPTING AND RESERVING UNTO Long Point Energy, LLC, the entire interest in all the oil and gas and other minerals of whatsoever nature, kind or description in, on underlying the above-described premises, including but not limited to all oil and gas bearing sands, strata, formations and horizons in which oil and gas may be found, or may have been found together with the right to produce said oil and gas and other minerals, together with the right to conduct testing, exploration, storage, drilling, production and to maintain and operate oil and gas wells, together with the right to pool or unitize mineral acreage. Together with all necessary and appurtenant rights thereto.

Official Record Volume 257 Page 1358

SUBJECT TO THE FOLLOWING DEED OF EASEMENT AS RECORDED IN OFFICIAL RECORD VOLUME 102, PAGE 596, RECORDS OF HARRISON COUNTY, OHIO AS DESCRIBED:

Situated in the Village of Cadiz, County of Harrison and State of Ohio, and being part of the SW Quarter of Section 36, Twp. 9, North and Range 4 West of the Seven Ranges. Further being part of a tract previously recorded as 170.514 acres (168.08 acres after exception) in Harrison County Deed Book 225, page 111 and bounded and described as follows:

Commencing at an iron pin set at the SW corner of said SW Quarter, thence with the Section Line S. 88 deg. 46' 32" E. 108.34 ft. to the E. Right of Way of N. Main Street Extension, from which a marked stone at the SE corner of the Quarter bears S. 88 deg. 46' 32" E. 2605.15 ft.; thence with the E. right of way N. 09 deg. 37' 21" E. 281.19 ft. to an iron pin set at intercounty Highway #26, STA 28+23.60, 30 ft. right, being the point of curvature, and the place of beginning. Thence continuing with the right of way line with a 4 deg. Curve to the right having a radius of 1402.39 ft. an arc of 685.34 ft. and a Chord bearing N. 23 deg. 37' 21" E. 678.54 ft. to an iron pin set at the point of tangency; thence continuing with the right of way line N. 37 deg. 37' 21" E. 150 ft. to an iron pin set; thence laying the right of way line S. 52 deg. 22' 39" E. 279.09 ft to an iron pin set; thence S. 09 deg. 02' 07" W. 302.56 ft. to an iron pin set; thence S. 63 deg. 11' 46" W. 601.65 ft. to the place of beginning, containing 5.000 acres, more or less. Subject to all legal highways, streets, rights of way or other covenants of Record. Bearings are based on the Ohio State Plane Coordinate System, South Zone. Iron pins are 5/8" Diameter Rebars, 30 inches long or longer. Surveyed May 13, 1994, by David R. Cole, Ohio R.S. #6995.

Prior Deed Reference: OR Book 102, Page 596.

Said easement shall follow the path of the presently installed gas service line which serves the grantee's aforesaid residences. If repairs and/or replacement becomes necessary, grantee and its successors and assigns shall be responsible to restore any affected surface to the same condition as it was before excavation and shall save grantors harmless from any liability arising out of the exercise of grantees rights herein conveyed.

Prior Instrument Reference: Official Record Volume 267, Page 1908, Records of Harrison County, Ohio.

TRACT TWO:

Situated in the Village of Cadiz, County of Harrison, State of Ohio and being a part of the Southwest Quarter of Section 36, Township 9 North, Range 4 West of the Seven Ranges.

Further being a part of a tract previously recorded as 170.514 acres (133.552 acres after exceptions) in Harrison County Deed Book 225 Page 111 and bounded and described as follows: Commencing at an iron pin found at the Southwest corner of said southwest quarter, thence with the section line S. 88°46', 32" E. 108.34 feet to the east right of way line of North Main Street Extension, from which a marked stone at the Southeast corner of the quarter bears S. 880 461 32" E. 2605.15 feet; thence with the east right of way N. 090 371 21" E. 281.19 feet to an iron pin found at the intercounty Highway#26 point of curvature at Sta. 28+23.60, 30 feet right; thence with the line of a 5.000 acre tract as recorded in Official Record Book 16 Page 221 N. 63' 11' 46" E. 601.65 feet to an iron pin found and the PLACE OF BEGINNING. Thence continuing with said 5.00 acre tract N. 090 021 0711E. 302.56 feet to an iron pin found: thence N. 52' 221 39" W. 279.09 feet to an iron pin found on the east line of the above mentioned right of way; thence with said right of way N. 370 37, 21" E. 177.10 feet to an iron pin set at the point of curvature at Sta. 38+50.7, 30 feet right; thence with a curve to the left having a radius of 2894.79 feet, an arc of 200.40 feet and a chord of N. 350 381 21"E. 200.36 feet to an iron pin set at Sta. 40+51.10, 30 feet right; thence leaving said right of way S. 560 201 38" E. 500.00 feet to an iron pin set; thence S. 27' 291 34" W. 563.22 feet to an iron pin set; thence with the north line of a 25.546 acre tract recorded in Official Record Book 16 Page 223 N. 88' 46' 32" W. 207.55 feet to the place of beginning and containing 6.000 acre more or less. Subject to all legal highways, streets, rights of way, or other covenants of record. Bearings are based on the Ohio State Plane Coordinate System, South Zone, Iron pins set are 5/8 inch diameter rebar, 30 inches long or longer. Surveyed January 17, 1998 by David R. Cole, Registered Surveyor No. 6995. Prior Deed Reference Volume 225 Page 111 Harrison County Deed Records.

The within described premises are sold subject to the following restrictions which shall run with the land:

- 1) The premises shall not be subdivided into lots small than three acres.
- 2) The premises shall be used solely for residential, recreational and agricultural purposes.
- 3) No residence or dwelling shall be erected on the subject premises small than 1500 square feet floor area exclusive of basement, porches, garages and breezeways.
- 4) No building may be erected closer then 10 feet to any property line.
- 5) Any residence built on the subject premises or structures commonly known as double wide mobile or manufactured homes or modular homes (that meet the above minimum square footage requirement) shall be erected on a permanent concrete block and mortar or similar masonry foundation.
- 6) No basements or subgrade structures shall be constructed and used for living quarters.
- 7) There shall be no dismantling or wrecking of automobiles or other vehicles or machinery on the premises and there shall be no storage of wrecked or dismantled vehicles or machinery on the premises. NO campers, truck campers, travel trailers, motor homes or mobile homes or like vehicles shall be used as a permanent or temporary habitation on the subject premises. No campers, truck campers, travel trailers, motor homes or mobile homes or like vehicles shall be parked or stores on the subject premises unless titled to the property owner. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used at any time as a residence either permanently or temporarily.

- 8) NO noxious or offensive activity shall be carried on upon the subject premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to neighboring owners. The premises shall not be used for any illegal or immoral purpose, nor shall the Grantee permit any disorderly, boisterous or indecent acts upon the premises, nor permit the premises to be used in any way so as to disturb the quiet enjoyment of adjoining owners.

EXCEPTING THE FOLLOWING: Situated in the State of Ohio, county of Harrison, Township of Cadiz, Village of Cadiz, and being part of the Southwest Quarter of Section 36, Township 9, Range 4 in the Steubenville Land District, and further being a part of a 6.000 acre tract claimed by Dean and Sharon Manbeck, and recorded in ORV. 055, Page 194 of the Harrison County Records, and described as:

Beginning for reference at an iron pin found at the southwest corner of the southwest quarter of Section 36; Thence with the south line of Section 36, S. $88^{\circ} 46' 32''$ E, 108.34 feet to the east right of way line of North Main Street Extension; Thence with said right of way line, N. $9^{\circ} 37' 21''$ E, 281.19 feet to an iron pin found at the southwest corner of a 5.000 acre tract claimed by Dean and Sharon Manbeck (ORV 016, Page 221); Thence with the bound of the 5.000 acre Manbeck tract, N. $63^{\circ} 11' 46''$ E, 601.65 feet to an iron pin found at an angle point in the bounds of the aforementioned 6.000 acre Manbeck tract. Thence continuing with the bounds of the aforementioned 6.00 acre tract, N. $9^{\circ} 02' 07''$ E, 302.56 feet to an iron pin found (Cole) at an angle point in said bounds and in the westerly bounds of, and at the TRUE PLACE OF BEGINNING for the parcel herein being described; thence from said beginning and continuing with said bounds, N. $52^{\circ} 22' 39''$ W, 54.37 feet to an iron pin found (Celestino) at the southwest corner of a 2.000 acre tract claimed by Dereck J. and Dana S. Sefsick (ORV. 236, Page 930), and being the northwest corner of the parcel herein being described;

Thence continuing with the bounds of the 2.000 acre Sefsick tract, N. $37^{\circ} 37' 21''$ E, 393.40 feet to an iron pin found (Celestino) at the southeast corner of said tract, in the easterly bounds of the 6.00 acre Manbeck Tract, in the westerly bounds of an 8.034 acre tract claimed by Richard A. and Linda S. Gooding (ORV. 151, Page 590), and being the northeast corner of the parcel herein being described. Acre tract claimed by Richard A. and Linda S. Gooding (ORV 151, Page 590), and being the northeast corner of the parcel herein being described: thence continuing with the bounds of the Manbeck and Gooding tracts, S. $56^{\circ} 20' 38''$ E, 217.82 feet to an iron pin set at the southeast corner of the parcel herein being described:

Thence with a line dividing the Manbeck tract, S. $37^{\circ} 37' 21''$ W, 408.47 feet to an iron pin set at the southwest corner of the parcel herein being described; Thence continuing with said diving line N. $52^{\circ} 22' 39''$ W, 162.93 feet to the PLACE OF BEGINNING AND CONTAINING 2.000 ACRES BY SURVEY:

PART OF AUDITOR'S PARCEL # 05-0002331.007;

Leaving a residue of 4.000 acres in said parcel; subject however to all easements, restrictions and reservations of record;

This description is based on a field survey performed on or about June 24, 2017, under the supervision of Richard L. Celestino, PS #8220, and is in accordance of Administrative Code 4733-37. Iron pins set are 30" x 5/8" O.D. with plastic caps inscribed "CELESTINO PS 8220". Bearings herein contained are related to those as recorded for a 6.000 acre tract in ORV 055, Page 194 of the Harrison County Records

PPN: 05-0002331.030

Prior Deed Reference: Volume 55, Page 194, Harrison County Official Records.

ALSO EXCEPTING THE FOLLOWING:

Situated State of Ohio, County of Harrison, Township of Cadiz, Village of Cadiz, and being part of the Southwest Quarter of Section 36, Township 9, Range 4 in the Steubenville Land District, and further being part of a 6.000 acre tract claimed by Dean and Sharon Manbeck, and recorded in ORV. 055, Page 194 of the Harrison County Records, and described as:

Beginning for reference at an iron pin found at the southwest corner of the Southwest Quarter of Section 36;

Thence with the south line of Section 36, S. $88^{\circ} 46' 32''$ E, 108.34 feet to the east right of way line of North Main Street Extension;

Thence with said right of way line, N. $9^{\circ} 37' 21''$ E, 281.19 feet to a 5/8 inch iron pin found at the southwest corner of a 5.000 acre tract claimed by Dean and Sharon Manbeck (ORV. 016, Page 221);

Thence with the bounds of the 5.000 acre Manbeck tract, N. $63^{\circ} 11' 46''$ E, 601.65 feet to a 5/8 inch iron pin found at an angle point in the bounds of the aforementioned 6.000 acre Manbeck tract;

Thence continuing with said bounds the following two (2) courses:

- 1) N. $9^{\circ} 02' 07''$ E, 302.56 feet to a capped iron pin found (Cole);
- 2) Thence, N. $52^{\circ} 22' 39''$ W, 54.37 feet to an iron pin set at the southwest corner and the ***True Place of Beginning*** for the parcel herein being described;

Thence from said beginning and continuing with said bounds, N. ***52° 22' 39" W, 224.72 feet*** to an iron pin set at a common corner to the aforementioned Manbeck tracts, in the east right of way line of North Main Street Extension, and at the northwest corner of the parcel herein being described;

Thence continuing with said right of way line and the westerly line of the 6.000 acre Manbeck tract, N. $37^{\circ} 37' 21''$ E, ***177.10 feet*** to a capped iron pin set at the PC of a curve;

Thence continuing with said bounds and with a curve left having a Delta of $3^{\circ} 57' 59''$, a radius of 2894.79 feet, a chord bearing of N. $35^{\circ} 38' 21''$ E, a chord length of 200.36 feet, for an arc length of ***200.40 feet*** to a capped iron pin found (Cole) at the northwest corner of a 1.056 acre tract claimed by Paul K. Sr. and Mary Ellen Cooper (ORV. 162, Page 918), the northeast corner of the 6.000 acre tract, and also being the northeast corner of the parcel herein being described;

Thence leaving said bounds and with the southerly line of the Cooper tract and the southerly line of an 8.034 acre tract claimed by Richard A. and Linda S. Gooding (ORV. 151, Page 590), and the bounds of the 6.000 acre Manbeck tract, S. ***56° 20' 38" E, 232.21 feet*** to an iron pin set at the northeast corner of the parcel herein being described, passing on line a capped iron pin found (PAN) at a common corner to the Cooper and Gooding tracts;

Thence leaving said bounds and with a line dividing the 6.000 acre Manbeck tract, S. ***37° 37' 21" W, 393.40 feet*** to the ***Place of Beginning, and Containing 2.000 acres by survey***;

Part of Auditor's Parcel # 05-0002331.007;

Leaving a residue of 2.000 acres in said parcel;

Subject however to all easements, restrictions and reservations of record;

This description is based on a field survey performed on or about January 14, 2016, under the supervision of Richard L. Celestino, PS # 8220, and is in accordance of Administrative Code 4733-37. Iron pins set are 30" x 5/8" O.D. with plastic caps inscribed "***CELESTINO PS 8220***". Bearings herein contained are related to those as recorded for a 6.000 acre tract in ORV. 055, Page 194 of the Harrison County Records.

PPN: 05-0002331.028

Prior Instrument Reference: OR Book 267, Page 1908

FURTHER EXCEPTING AND RESERVING UNTO Westhawk Minerals LLC, the entire interest in all the oil and gas and other minerals of whatsoever nature, kind or description in, on underlying the above-described premises, including but not limited to all oil and gas bearing sands, strata, formations and horizons in which oil and gas may be found, or may have been found together with the right to produce said oil and gas and other minerals, together with the right to conduct testing, exploration, storage, drilling, production and to maintain and operate oil and gas wells, together with the right to pool or unitize mineral acreage. Together with all necessary and appurtenant rights thereto.

Official Record Volume 199 Page 2397

The real property described herein is conveyed subject to and it is exempted from the following general warranty covenants: all easements, leases, covenants, conditions and restrictions of record, all legal highways, zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; and discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which are not shown by the public records, but would be shown in a correct survey of the premises.

This deed was prepared at the specific request of Grantor based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided and makes no assertions with respect to liens which may be against the property. The parties hereto signify their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.

This instrument was executed by Sharon Manbeck, unmarried on this 22nd day of July, 2019.



Sharon Manbeck

Sharon Manbeck

STATE OF OHIO, HARRISON COUNTY, SS:

The foregoing instrument was subscribed and acknowledged before me this 22nd day of July, 2019 by Sharon Manbeck, unmarried.



This Instrument Prepared By:
John O. Tabacchi
Attorney at Law
145 South Main Street
Cadiz, Ohio 43907
(740) 942-3130



John O. Tabacchi
Notary Public

**JOHN O. TABACCHI
My Commission Has No
Expiration Date
O.R.C. 147.03**