

Cover page for:

**Preliminary Title Opinion
(with copies of recorded exceptions)**

Preliminary title opinion provided by:

Assured Title Agency, Inc.

(Dated February 1, 2023)

**South part of Auction Tract 13
(Hancock County, Ohio)**

For June 29, 2023 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Kinder-Segen, LLC

OPINION OF TITLE

Re: Karl Rieman Estate
63.836 acres, Deerefield Lane
Rawson, OH 45881

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Union, County of Hancock and State of Ohio:

Known as Lot No. 3 in Deerefield Place Subdivision, Union Township, Hancock County, Ohio.

Parcel No. 44-0001012358
Map No. 1909-260-00-013

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, (undivided 1/2 interest), as shown in Volume 2433, Page 215 of the Official Records of Hancock County, Ohio; Karl L. Rieman, Successor Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 (undivided 1/2 interest) as shown in Volume 2383, Page 1695 and Volume 2127, Page 69 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$739.19, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$739.19, are paid.
3. Real estate taxes and assessments, if any, for the year 20123 are a lien and have not yet been determined.

MORTGAGES:

1. Mortgage from Kinder-Segen, LLC, an Ohio Limited Liability Company and

OPINION OF TITLE

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Karl L. Rieman, as Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 an Ohio Trust, to The Citizens National Bank of Bluffton in the principal amount of [REDACTED], dated January 23, 2015, filed for record February 4, 2015, at 2:10 PM in Volume 2474, Page 957 of the Official Records of Hancock County, Ohio.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Subject to oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
3. Oil & Gas Lease from Carl M. Shearer and Elizabeth Shearer, husband and wife to McCarty & Coleman, dated February 24, 1953, filed for record March 18, 1953 at 2:00 PM in Volume 44, Page 395 of the Lease Records of Hancock County, Ohio.
4. Oil & Gas Lease from Karl L. Rieman and Teresa A. Rieman, husband and wife to Palladian Enterprises, Inc., dated March 30, 1993, filed for record August 30, 1993 at 9:06 AM in Volume 947, Page 276 of the Official Records of Hancock County, Ohio; assigned to Meridian Oil Inc., dated October 14, 1994, filed for record December 20, 1994 at 11:02 AM in Volume 1122, Page 22 of the Official Records of Hancock County, Ohio.
5. Easement from Karl L. Rieman to Hancock-Wood Electric Cooperative, dated February 20, 1970, filed for record December 27, 1971 at 2:25 PM in Volume 361, Page 189 of the Deed Records of Hancock County, Ohio.
6. Oil and Gas Lease between Carl M. Shearer and Elizabeth Shearer and Chief Drilling of Ohio, Inc. (Wm. J. Robinson) dated March 9, 1964, filed for record March 13, 1964 at 3:15 P.M. in Volume 51, Page 127 of the Lease Records of Hancock County, Ohio.
7. Restrictions, easements and conditions of record as shown in Volume 18, Page 32 of the Plat Records of Hancock County, Ohio, and Volume 1159, Page 253 of the Official Records of Hancock County, Ohio.
8. Subject to an Access Easement for Ingress and Egress running from, Township Rd 25 to a nine acre parcel as set forth in Volume 363, Page 735 of the Hancock County Deed Records and referenced in later deeds. The

OPINION OF TITLE

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easement is across the western part of Lot No. 3.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

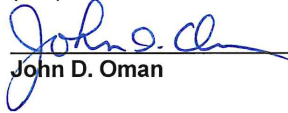
The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of The Karl Rieman Estate.

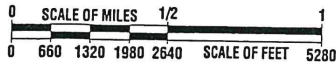
Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February 2023, at 8:30 AM.

ASSURED TITLE AGENCY, INC
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



John D. Oman

JDO: csw

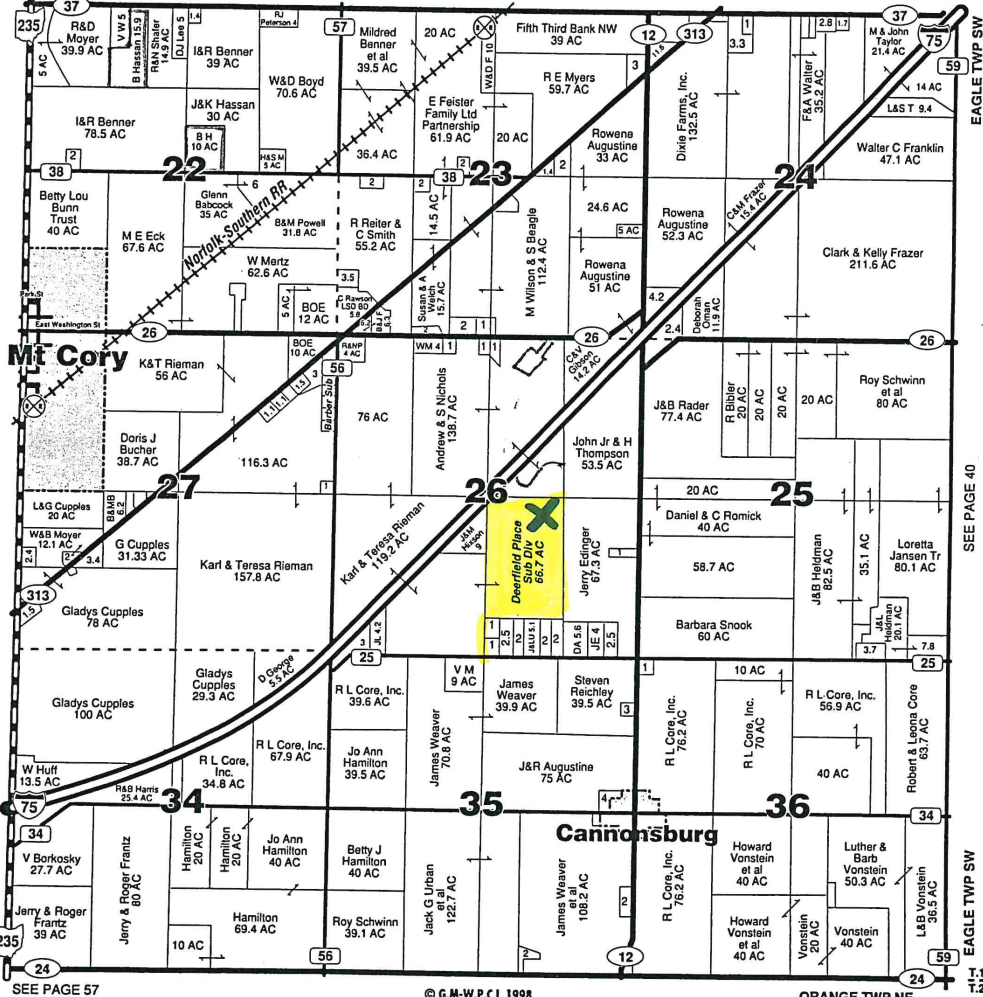


UNION TWP -- SE

HANCOCK COUNTY, OHIO T-1S-R-9E

SEE PAGE 67

UNION TWP NE



SEE PAGE 40

SEE PAGE 57

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ORANGE TWP NE

EAGLE TWP SW
T-1S
R-10E

... however, or any part thereof; but they and we agree of them
shall for their presents be concluded and forever bound
... the said Julia Ann Bondy as wife of said Elijah
Bondy do hereby remise, release and forgive you with
well then with grantee, and her heirs and assigns and
my right with title of down in the above described
the said Ann Bondy whereas the said Elijah Bondy
and Julia Ann Bondy her present set about and
seal this twenty first day of February in the year
above recited and they are

signed, sealed and delivered in presence of
Wm. L. Moore & J. Shaffer
The State of Va. Hancock County, Va. before me, a Notary
Public in and for said County, personally appeared the
named Elijah Bondy & Julia Ann Bondy, who acknowledged
that they did sign and seal the foregoing in law recited, and
that the same is their free act and deed. I further certify
that I did examine the said Julia Ann Bondy separate
and apart from her said husband, and did then and
there make known to her the contents of the foregoing
instrument, and upon that examination she did then
and there sign, seal and acknowledge the same, and
that she is still satisfied therewith. In testimony
whereof, I have hereunto set my hand and official
seal at Findlay O. this twenty first day of February
A. D. 1881 Wm. L. Moore Notary Public.

Recorded for Record, Feb'y 21st 1881 at 9.45 o'clock A.M.
Recorded Feb'y 28th 1881 J. S. Schutzwiler Recorder H.C.O.

William Chamy
To Samuel Chamy
I have all men by these presents, that
William Chamy, the grantor, for the
consideration of Two thousand dollars
(\$2000) received to my full satisfaction
of Samuel Chamy, the grantee, do give, grant, bargain,
sell and convey unto the said grantee, his heirs and
assigns, the following described premises, situated in the
Village of Findlay, County of Hancock, and State of
Ohio and known as Duluth or mine by two (2) in the
Continuation of Land and Corp's Addition to said
Village of Findlay, be this 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 I, the said grantor,
do for myself and my heirs, executors and administrators,
covenant with the said grantee, his heirs and assigns,

that it and with the heirs of them, or their heirs
 well seized of the same, to wit, all freehold, and a good
 and lawful estate in fee simple and the re-
 version right to be acquired, and yet the same was
 void for want of the consent of the said wife, as
 mentioned from all instruments in her name, of land
 therein by her and that in it was not and copied and
 preserved, with the said instruments there to be brought
 to the said court, the heirs and assigns of both,
 against all lawful claims and demands, they have
 followed therein by me, in witness whereof, I have made
 at my hand and seal, the third day of February in
 the year of our Lord one thousand eight hundred and
 eighty-two.

Witness my hand and seal, this 3rd day of February, 1881.
 Wm. H. Thompson
 Esq. Clerk of the Court of Common Pleas
 for the State of Ohio, Hancock County, Ohio. Personally appeared
 the said Samuel Thomson, who acknowledged that
 he did sign and seal the foregoing instrument
 and that the same injured and bound him, the
 testimony whereof, I have done to set my hand
 and official seal, at Findlay, Ohio, this 3rd day of
 February, A.D. 1881. J. S. Entweller, Public
 Notary for Hancock County, Ohio. Recorded
 Feb'y 17th 1881. Jos. S. Entweller, Recorder, H.C.O.

I, Samuel Thomson, do hereby certify to all people to whom these presents
 shall come, that I, Samuel Thomson, the grantor, for
 times good cause and consideration
 have to wit, especially for the sum of Two thousand
 dollars, received to my full satisfaction of John A. Thomson
 the grantee, his heirs, assigns, granted, promised, released and
 forever quit-claimed, and do hereby these presents absolutely
 give, grant, promise, release and forever quit-claim unto
 the said grantee, his heirs and assigns forever, all and
 lawful title as to the said grantee, have brought to
 have in and to the following described premises, situated
 in the Village of Findlay, County of Hancock and State
 of Ohio, and more especially numbered sixty two (62) in the
 Continuation of Deeds and Grants Addition to said Village of
 Findlay. To have and to hold the premises aforesaid, unto
 the said grantee, his heirs and assigns so that neither I
 the said grantor, nor my heirs, nor any other person
 claiming title through or under me shall or will lawfully

pick-up
Palladian
10724

VOL 947 PAGE 276

OIL AND GAS LEASE
(Paid Up) Ohio

THIS AGREEMENT made this 30 day of March, 1993 between KARL L. RIEMAN and TERESA A. RIEMAN
husband and wife,

(whether one or more), whose address is: 16570 T.R. 56, Bluffton, Ohio 45817 Lessor
and Palladian Enterprises Inc., P. O. Box 671685, Houston, Texas 77267, Lessee.

WITNESSETH:

1. Lessor in consideration of Ten and more Dollars (\$ 10.00+), in hand paid, of the royalties herein provided, and of the agreements of Lessee herein contained, hereby grants, leases and lets exclusively unto Lessee for the purpose of investigating, exploring, prospecting, drilling and mining for and producing oil, gas and all other hydrocarbons, conducting exploration, geologic and geophysical surveys by seismograph, core test, gravity and magnetic methods, injecting gas, water and other fluids, and air into subsurface strata, laying pipelines, building roads, tanks, power stations, telephone lines and other structures thereon and on, over and across lands owned or claimed by Lessor adjacent and contiguous thereto, and to produce, save, take care of, treat, transport and own said products, under the following described land in Union County, Ohio to-wit (sometimes hereinafter referred to as the "leased premises"): Hancock Township,

SEE EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

FILED AND RECORDED
August 30 1993
AT 9:06 O'CLOCK A.M.
VOL 947 PAGE 276
AMTA M. BAUM
RECORDER, HANCOCK CO. OHIO
FEE \$ 30.00 PAID
RBL

426	572
357	705
328	258
257	375
413	678

containing 553.383 acres, more or less,
and being the property described in Deed Volume 312, Page 627 of the Hancock County Records of Deeds.
This lease also covers and includes all land owned or claimed by Lessor adjacent or contiguous to the land particularly described above, whether the same be in said survey or surveys or in adjacent surveys, although not included within the boundaries of the leased premises.

2. This lease shall be for a term of five (5) years from this date (the "primary term") and as long thereafter as oil, gas or other hydrocarbons are produced from the leased premises or land with which the leased premises are pooled or this lease is otherwise maintained in effect pursuant to the provisions hereof. If this lease is not being otherwise extended pursuant to the provisions hereof, Lessee is hereby given the option to extend the primary term of this lease, as to all or any portion of the leased premises, for an additional five (5) years from the expiration of the primary term. This option may be exercised by Lessee, at Lessee's sole discretion, at any time during the last year of the primary term by paying or tendering to Lessor, its heirs, successors or assigns (subject to the provisions of this lease regarding changes in ownership) the sum of \$20.00 per net mineral acre for the portion of the lease to be so extended. Additionally, Lessee shall, within thirty (30) days of such payment or tender, record an instrument providing notice of the extension of the lease and the description of the portion of the leased premises covered by such extension. This is a paid up lease requiring no rentals either during the primary term or the extended term.

3. Royalties on oil, gas and other substances produced and saved hereunder shall be paid by Lessee to Lessor as follows: (a) For oil and other liquid hydrocarbons separated at Lessee's separator facilities, the royalty shall be one-eighth (1/8) of such production, to be delivered at Lessee's option to Lessor at the wellhead or to Lessor's credit at the Lessee's oil purchaser's transportation facilities, provided that Lessee shall have the continuing right to purchase such production at the wellhead market price then prevailing in the same or nearest field for production of similar grade and gravity; (b) For gas (including casinghead gas) and all other substances covered hereby, the royalty shall be one-eighth (1/8) of the proceeds realized by Lessee from the sale thereof, less a proportionate part of the costs incurred by Lessee in delivery or otherwise making such gas or other substance merchantable, provided that Lessee shall have the continuing right to purchase such production at the prevailing wellhead market price paid for production of similar quality in the same or nearest field pursuant to comparable purchase contracts entered into on the same or nearest preceding date as the date on which Lessee commences its purchases hereunder; (c) Lessor shall pay a proportionate part of all excise, depletion, privilege, and production taxes now or hereafter levied, or assessed or charged on oil or gas produced from the land; and (d) If a well on the leased premises or lands pooled therewith is capable of producing oil or gas but such well is either shut-in for ninety (90) consecutive days or production therefrom is not being sold or purchased by Lessee or royalties on production therefrom are not otherwise being paid to Lessor, and if this lease is not otherwise maintained in effect, such well shall nevertheless be considered as though it were producing oil or gas for the purpose of maintaining this lease, whether during or after the primary term, if Lessee pays shut-in royalty of One Dollar per acre then covered by this lease, or \$50.00 per shut-in well, at Lessee's option, such payment to be made to Lessor at above address, on or before the next ensuing anniversary date of this lease, or within one hundred and twenty (120) days after such anniversary date, and thereafter on or before each anniversary date hereof while the wells are shut-in or production therefrom is not being sold or purchased by Lessee or royalties on production therefrom are not otherwise being paid to Lessor. For the purpose of calculating shut-in royalties which are paid on a per acre basis, the number of lease acres described in Paragraph 1 shall be deemed correct, whether actually more or less. If Lessee chooses to pay shut-in royalties on a per well basis, when such payment is made, it will be considered that oil or gas is being produced from the entire lease.

4. Lessee, at its option, is hereby given the right and power to pool or combine the acreage covered by this lease or any portion thereof as to oil and gas, or either of them, with any other land covered by this lease, and/or with any other land, lease or leases to the extent hereinafter stipulated, when in Lessee's judgment it is necessary or advisable to do so in order properly to explore, or to develop and operate the leased premises in compliance with the spacing rules of the Oil and Gas Division of the Ohio Department of Natural Resources, or other lawful authority or when to do so would, in the judgment of Lessee, promote the conservation and prevent the waste of oil and gas in and under and that may be produced from the leased premises. Units pooled hereunder shall not substantially exceed in area six hundred and forty (640) acres each plus a tolerance of ten percent (10%) thereof, provided that should

Copy: 1/12/93 by [signature]

governmental authority having jurisdiction prescribe or permit the creation of units larger than those specified, for the drilling or operation of a well or for obtaining maximum allowable from any well to be drilled, drilling or already drilled, units thereafter created may conform substantially in size with those prescribed or permitted by governmental regulations, and Lessee shall have the recurring right but not the obligation to revise any unit formed hereunder by expansion or contraction or both, either before or after commencement of production, in order to conform to the well spacing or density pattern prescribed or permitted by the governmental authority having jurisdiction, or to conform to any productive acreage determination made by such governmental authority. If Lessee completes a horizontal well which, in Lessee's judgment, shall produce oil, gas or other hydrocarbons from the leased premises, Lessee shall have the right, but not the obligation, to pool or utilize all or a portion of the leased premises or interest therein with any other lands or interest, either before or after commencement of production. The unit formed by such pooling shall not exceed six hundred and forty (640) acres plus a maximum acreage tolerance of ten percent (10%); provided, however, that if the Ohio Department of Natural Resources, or other lawful authority, shall prescribe or permit the creation of any horizontal unit, provision unit or spacing pattern for the development of a field, the units created under the authority of this Paragraph 4 may conform substantially in size therewith to the extent necessary to obtain maximum production allowable from any such well. The terms "horizontal well" and "horizontal completion" mean, for purposes of this lease, an oil and/or gas well in which the horizontal component (or high angle deviation) of the gross stratum or strata need not conform in size or area with the unit or units into which the lease is pooled or combined as to any other stratum or strata, and oil units need not conform as to area with gas units. The pooling in one or more instances shall not exhaust the rights of the Lessee hereunder to pool this lease or portions thereof into other units. Lessee shall file for record in the appropriate records of the county in which the leased premises are situated an instrument describing and designating the pooled acreage as a pooled unit, and upon such recordation the unit shall be effective as to all parties hereto, their heirs, successors, and assigns, irrespective of whether or not the unit is likewise effective as to all other owners of surface, mineral, royalty, or other rights in land included in such unit. Lessee may at its election exercise its pooling option before or after commencing operations for or completing an oil or gas well on the leased premises, and the pooled unit may include, but it is not required to include, land or leases upon which a well capable of producing oil or gas in paying quantities has theretofore been completed or upon which operations for the drilling of a well for oil or gas have theretofore been commenced. In the event of operations for drilling on or production of oil or gas from any part of a pooled unit which includes all or a portion of the leased premises, regardless of whether such operations for drilling were commenced or such production was secured before or after the execution of this instrument designating the pooled unit, such operations shall be considered as operations for drilling on or production of oil or gas from the leased premises whether or not the well or wells be located on the leased premises and in such event operations for drilling shall be deemed to have been commenced on the leased premises within the meaning of Paragraph 5 of this lease; and the entire acreage constituting such unit or units, as to oil and gas, or either of them, as herein provided, shall be treated for all purposes, except the payment of royalties on production from the pooled unit, as if the same were included in this lease. For the purpose of computing the royalties to which owners of royalties and payments out of production and each of them shall be entitled on production of oil and gas, or either of them, from the pooled unit, there shall be allocated to the land covered by this lease and included in said unit (or to each separate tract within the unit if this lease covers separate tracts within the unit) a pro rata portion of the oil and gas, or either of them, produced from the pooled unit after deducting that used for operations on the pooled unit. Such allocation shall be on an acreage basis so that there shall be allocated to the acreage covered by this lease and included in the pooled unit (or to each separate tract within the unit if this lease covers separate tracts within the unit) the pro rata portion of the oil and gas, or either of them, produced from the pooled unit which the number of surface acres covered by this lease (or in each such separate tract) and included in the pooled unit bears to the total number of surface acres included in the pooled unit. Royalties hereunder shall be computed on the portion of such production, whether it be oil and gas, or either of them, so allocated to the land covered by this lease and included in the unit just as though such production were from the leased premises. The production from an oil well will be considered as production from the lease or oil pooled unit from which it is producing and not as production from a gas pooled unit. The formation of any unit hereunder shall not have the effect of changing the ownership of any shut-in production royalty which may become payable under this lease. If this lease now or hereafter covers separate tracts, no pooling or unitization of royalty interest as between any such separate tracts is intended or shall be implied or result merely from the inclusion of such separate tracts within this lease but Lessee shall nevertheless have the right to pool as provided above with consequent allocation of production as above provided. As used in this Paragraph 4, the words "separate tract" mean any tract with royalty ownership differing, now or hereafter, either as to parties or amounts, from that as to any other part of the leased premises.

5. If at the expiration of the primary term, oil, gas, or other hydrocarbons are not being produced on the leased premises, or from land pooled therewith, but Lessee is then engaged in drilling or reworking operations thereon, or shall have completed a dry hole thereon within ninety (90) days prior to the end of the primary term, this lease shall remain in force so long as operations on said well or for drilling or reworking of any additional well are prosecuted with no cessation of more than ninety (90) consecutive days, and if they result in the production of oil, gas, or other hydrocarbons, so long thereafter as oil, gas, or other hydrocarbons are produced from the leased premises, or from land pooled therewith. If, after the expiration of the primary term of this lease and after oil, gas, or other hydrocarbons are produced from the leased premises, or from land pooled therewith, the production thereof should cease from any cause, this lease shall not terminate if Lessee commences operations for drilling or reworking within ninety (90) days after the cessation of such production, but shall remain in force and effect so long as such operations are prosecuted with no cessation of more than ninety (90) consecutive days, and if they result in the production of oil, gas, or other hydrocarbons, so long thereafter as oil, gas, or other hydrocarbons are produced from the leased premises, or from land pooled therewith. Any pooled unit designated by Lessee in accordance with the terms hereof, may be dissolved by Lessee by instrument filed for record in the appropriate records of the county in which the leased premises are situated at any time after the completion of a dry hole or the cessation of production on said unit. Lessee may at any time execute and deliver to Lessor or place of record a release or releases covering any portion or portions of the leased premises and thereby surrender this lease as to such portion or portions and be relieved of all obligations thereafter arising as to the acreage surrendered.

6. In exploring for, developing, producing and marketing oil, gas and other substances covered hereby on the leased premises or lands pooled or unitized therewith, in primary and/or enhanced recovery, Lessee shall have the right of ingress and egress along with the right to conduct such operations on the leased premises as may be reasonably necessary for such purposes, including but not limited to geophysical operations, the drilling of wells, and the construction and use of roads, canals, pipelines, tanks, water wells, disposal wells, injection wells, pits, electric and telephone lines, power stations and other facilities to discover, produce, store, treat and/or transport production. Lessee may use in such operations, free of cost, any oil, gas, water and/or other substances produced on the leased premises, except water from Lessor's wells or ponds. The right of ingress and egress granted hereby shall apply to the entire leased premises notwithstanding any release or other termination affecting any portion thereof. When requested by Lessor in writing, Lessee shall bury its pipelines below plow depth. No well shall be located less than three hundred (300) feet from any house or barn now on the leased premises without Lessor's consent. Lessee shall have the right at any time to remove its fixtures, equipment and materials, including well casing, from the leased premises during the term of this lease or within a reasonable time thereafter. Upon cessation of operations on the leased premises, Lessee shall restore the leased premises as nearly as practicable to its original condition. Lessor represents and warrants to Lessee that Lessor is not aware of any problems relating to the environmental or physical condition of the leased premises and it is specifically understood and agreed that Lessee shall not be liable for or assume any obligation with respect to (i) the restoration or remediation of any condition associated with the leased premises which existed prior to the date of this lease (including pre-existing hazardous substance contamination), or (ii) the removal of any wellbore, equipment, fixtures, facilities or other property located in, on or under the leased premises prior to the date of this lease. Lessor further agrees to indemnify, defend and hold Lessee and its directors, officers, employees, agents and representatives harmless from and against any and all claims, losses, liability (including liability pursuant to the federal Comprehensive Environmental Response, Compensation and Liability Act), damages, diminutions in value and causes of action arising out of any wellbore, equipment, fixtures, facilities or other property located in, on or under the leased premises prior to the date of this lease.

7. The rights of either party hereunder may be assigned in whole or in part, and the provisions hereof shall extend to their heirs, successors and assigns; but no change or division in ownership of the land, or royalties, however accomplished, shall operate to enlarge the obligations or diminish the rights of Lessee; and no change or division in such ownership shall be binding on Lessee until thirty (30) days after Lessee shall have been furnished by registered U.S. mail at Lessee's principal place of business with a certified copy of a recorded instrument or instruments evidencing same. If Lessee transfers its interest hereunder, in whole or in part, Lessee shall be relieved of all obligations thereafter arising with respect to the transferred interest, and failure of transferee to satisfy such obligations with respect to the transferred interest shall not affect the rights of Lessee with respect to the interest not so transferred. If two (2) or more parties become entitled to royalty hereunder, Lessee may withhold payment thereof unless and until furnished with a recordable instrument executed by all such parties designating an agent to receive payment for all.

8. The breach by Lessee of any obligation arising hereunder shall not work a forfeiture or termination of this lease nor cause a termination or reversion of the estate created hereby nor be grounds for cancellation hereof in whole or in part. No obligation to develop the leased premises shall arise during the primary term. Should oil, gas or other hydrocarbons be discovered in paying quantities on the leased premises, then after the expiration of the primary term, Lessee shall develop the acreage retained hereunder as a reasonably prudent operator, but in discharging this obligation it shall in no event be required to drill more than one well per forty (40) acres plus an acreage tolerance not to exceed ten percent (10%) of forty (40) acres of the area retained hereunder and capable of producing oil in paying quantities and one well per six hundred and forty (640) acres plus an acreage tolerance not to exceed ten percent (10%) of six hundred and forty (640) acres of the area retained hereunder and capable of producing gas in paying quantities. If after the expiration of the primary term, Lessor considers that operations are not being conducted in compliance with this lease, Lessor shall notify Lessee in writing of the facts relied upon as constituting a breach hereof, and Lessee, if in default, shall have ninety (90) days after receipt of such notice in which to commence compliance with the obligations imposed by virtue of this lease.

8. Lessor hereby warrants and agrees to defend the title to the leased premises and agrees that Lessee at its option may discharge any tax, mortgage or other lien upon the leased premises, either in whole or in part, and in the event Lessee does so, Lessee shall be subrogated to such lien with right to enforce same and apply royalties accruing hereunder toward satisfying same. Without impairment of Lessee's rights under the warranty, it is agreed that if this lease covers a less interest in the oil, gas or other hydrocarbons in all or any part of the leased premises than the entire and undivided fee simple estate (whether Lessor's interest is herein specified or not), or no interest therein, then the royalties, and other monies accruing from any part as to which this lease covers less than such full interest, shall be paid only in the proportion which the interest therein, if any, covered by this lease, bears to the whole and undivided fee simple estate therein. All royalty interest covered by this lease (whether or not owned by Lessor) shall be paid out of the royalty herein provided. Should any one or more of the parties named above as Lessors fail to execute this lease, it shall nevertheless be binding upon the party or parties executing the same.

10. Should Lessee be prevented from complying with any express or implied covenant of this lease, from conducting drilling or reworking operations thereon or from producing oil or gas therefrom by reason of scarcity of or inability to obtain or to use equipment, services, material, water, electricity, fuel, access or easements, or by operation of force majeure, including, fire, flood, war, rebellion, insurrection, riot, strike or labor disputes, or by inability to obtain a satisfactory market for production or failure of purchasers or carriers to take or transport such production, or by any other cause not reasonably within Lessee's control, or Federal or state law or any order, rule or regulation of governmental authority, then while so prevented, Lessee's obligation to comply with such covenant shall be suspended, and Lessee shall not be liable in damages for failure to comply therewith; and this lease shall be extended while and so long as Lessee is prevented by any such cause from conducting drilling or reworking operations on or from producing oil or gas from the leased premises; and the time while Lessee is so prevented shall not be counted against Lessee, anything in this lease to the contrary notwithstanding.

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.
IN WITNESS WHEREOF, this instrument is executed on the date first above written.

LESSOR:

Karl L. Rieman
KARL L. RIEMAN SS# 300-32-0177

Teresa A. Rieman
TERESA A. RIEMAN SS# 275-36-4174

WITNESS:

H. Nathan Crawford III
H. Nathan Crawford III (as to both)

Jill A. Woodward
Jill A. Woodward (as to both)

STATE OF OHIO:

COUNTY OF HANCOCK

ACKNOWLEDGMENT TO THE LEASE

On this 30 day of March, A.D., 1993, before me, the undersigned, a Notary Public, in and for said County, in the State aforesaid, personally appeared Karl L. Rieman and Teresa A. Rieman to me known as the persons described in and who executed the foregoing instrument and acknowledged that they had executed the same as their free act and deed.

My Commission Expires:
March 27, 1998

Jill A. Woodward Notary Public
Hancock County, State of Ohio

STATE OF _____
COUNTY OF _____

ACKNOWLEDGMENT TO THE LEASE

On this _____ day of _____, A.D., 1993, before me, the undersigned, a Notary Public, in and for said County, in the State aforesaid, personally appeared _____ to me known as the person described in and who executed the foregoing instrument and acknowledged that he had executed the same as _____ free act and deed.

My Commission Expires:

Notary Public

County, State of _____

This lease was prepared by:
Palfadian Enterprises Inc.
P. O. Box 671685
Houston, Texas 77267

EXHIBIT "A"

Attached to and by reference made a part of that certain Oil and Gas Lease dated March 30, 1993, by and between KARL L. RIEMAN and TERESA A. RIEMAN, Lessor, and Palladian Enterprises Inc., Lessee.

ADDITIONAL PROVISIONS:

1. Lessee shall reimburse Lessor for the market value of any growing crops destroyed by Lessee's operations hereunder, or for the market value of crops taken out of cultivation due to Lessee's operations by paying to Lessor prior to initiation of drilling the sum of \$1,500.00 per acre of land utilized in such operation. As to any lands owned by Lessor designated for Lessee's surface use which have tile drainage systems, Lessee shall pay to Lessor the sum of \$2,000.00 per acre. Furthermore, Lessee shall also reimburse Lessor for the reasonable value of damages to the livestock, fences, roads, personal property, buildings or other improvements of Lessor caused by Lessee's operations on the leased premises.

2. It is hereby understood and agreed that prior to entry on the leased premises, Lessee shall consult with Lessor as to the location of all drillsites, points of ingress and egress, roads, and, if necessary, production facilities. Lessee agrees to use reasonable efforts to minimize the amount of acreage utilized during its operations, and maintain the leased premises so as to minimize interference with Lessor's agricultural use of the leased premises.

3. Upon notice from Lessee of its intent to conduct operations on the leased premises, Lessor agrees to consult with Lessee to determine the location and positions of any and all tile drains and outlets situated in or on the leased premises. Lessee shall use reasonable efforts to conduct its operations to protect such drains and outlets from damage, and as long as this lease is in full force and effect, Lessee shall repair or restore any drains or outlets which are damaged by Lessee during the course of its operations on the leased premises within ninety (90) days from the date of notification by Lessor of such damage, given adequate weather conditions.

4. IT IS HEREBY UNDERSTOOD AND AGREED BY THE PARTIES HERETO THAT THE PROVISIONS OF THIS EXHIBIT "A" SHALL SUPERSEDE ANY PROVISIONS OF THE PRINTED LEASE FORM TO THE CONTRARY.

SIGNED FOR IDENTIFICATION THIS 30 day of March, 1993

Witness:

Lessor:

H. Nathan Crawford III (as to both)

KARL L. RIEMAN

Jill A. Woodward (as to both)

TERESA A. RIEMAN

EXHIBIT "B"

Attached to and by reference made a part of that certain Oil and Gas Lease dated March 30, 1993, by and between Karl L. Rieman and Teresa A. Rieman, Lessors, and Palladian Enterprises Inc., Lessee.

DESCRIPTION:

TRACT 1: Parcel No. 44-0001007203; That certain parcel of land containing 129.83 acres, more or less, being a part of the Northeast Quarter (NE/4) of Section 27, Township 1 South, Range 9 East, being the same property acquired by Lessors in that certain Warranty Deed dated April 22, 1982 and filed for record in COB 426, Page 572 of the Office of the Recorder of Hancock County, Ohio; **SAVE AND EXCEPT:** That certain parcel of land containing 2.365 acres, more or less, being the same property referenced in that certain Warranty Deed dated October 6, 1986 and filed for record in COB 507, Page 91 of the Office of the Recorder of Hancock County, Ohio; **ALSO SAVE AND EXCEPT:** That certain parcel of land containing 1.178 acres, more or less, being the same property referenced in that certain Warranty Deed dated October 6, 1986 and filed for record in COB 508, Page 1020 of the Office of the Recorder of Hancock County, Ohio; **ALSO SAVE AND EXCEPT:** That certain parcel of land containing 10.0 acres, more or less, being the same property referenced in that certain Warranty Deed dated August 8, 1990 and filed for record in COB 589, Page 761 of the Office of the Recorder of Hancock County, Ohio;

Leaving a balance leased herein as to Tract 1 of 116.287 acres, more or less;

TRACT 2: Parcel No. 44-0000116860; That certain parcel of land containing 80.0 acres, more or less, being the West Half (W/2) of the Southeast Quarter (SE/4) of Section 26, Township 1 South, Range 9 East, being the same property acquired by Lessors in that certain Warranty Deed dated July 19, 1971 and filed for record in COB 357, Page 705 of the Office of the Recorder of Hancock County, Ohio; **SAVE AND EXCEPT:** That certain parcel of land containing .20 acres, more or less, being the same property references in that certain Warranty Deed dated July 19, 1971 and filed for record in COB 357, Page 705 of the Office of the Recorder of Hancock County, Ohio; **ALSO SAVE AND EXCEPT:** That certain parcel of land containing 5.226 acres, more or less, being the same property referenced in that certain Warranty Deed dated February 18, 1972 and filed for record in COB 362, Page 244 of the Office of the Recorder of Hancock County, Ohio; **ALSO SAVE AND EXCEPT:** That certain parcel of land containing 3.331 acres, more or less, being the same property referenced in that certain Warranty Deed dated March 27, 1973 and filed for record in COB 370, Page 40 of the Office of the Recorder of Hancock County, Ohio; **ALSO SAVE AND EXCEPT:** That certain parcel of land containing 2.282 acres, more or less, being the same property referenced in that certain Warranty Deed dated August 31, 1973 and filed for record in COB 373, Page 480 of the Office of the Recorder of Hancock County, Ohio; **ALSO SAVE AND EXCEPT:** That certain parcel of land containing 2.282 acres, more or less, being the same property referenced in that certain Warranty Deed dated August 31, 1973 and filed for record in COB 381, Page 703 of the Office of the Recorder of Hancock County, Ohio;

Leaving a balance leased herein as to Tract 2 of 66.679 acres, more or less;

TRACT 3: Parcel No. 44-0000117060; That certain parcel of land containing 17.37 acres, more or less, being known as the West 17.37 acres of the North Half (N/2) of the Northeast Quarter (NE/4) of Section 27, Township 1 South, Range 9 East, being the same property acquired by Lessors as parcel 1 in that certain Warranty Deed dated February 23, 1967 and filed for record in COB 328, Page 258 of the Office of the Recorder of Hancock County, Ohio;

Leaving a balance leased herein as to Tract 3 of 17.37 acres, more or less;

TRACT 4: Parcel No. 44-0000117050; That certain parcel of land containing 160.0 acres, more or less, being the Southeast Quarter (SE/4) of Section 27, Township 1 South, Range 9 East, being the same property acquired by Lessors in that certain Warranty Deed dated February 3, 1956 and filed for record in COB 257, Page 375 of the Office of the Recorder of Hancock County, Ohio; SAVE AND EXCEPT: That certain parcel of land containing 2.18 acres, more or less, being the same property references in that certain Warranty Deed dated February 16, 1962 and filed for record in COB 296, Page 543 of the Office of the Recorder of Hancock County, Ohio;

Leaving a balance leased herein as to Tract 4 of 157.82 acres, more or less;

TRACT 5: Parcel No. 44-0000116750; That certain parcel of land containing 80.0 acres, more or less, being the West Half (W/2) of the Northwest Quarter (NW/4) of Section 26, Township 1 South, Range 9 East, being the same property acquired by Lessors in that certain Warranty Deed dated February 18, 1980 and filed for record in COB 413, Page 678 of the Office of the Recorder of Hancock County, Ohio; SAVE AND EXCEPT: That certain parcel of land containing 4.0 acres, more or less, being the same property referenced in that certain Warranty Deed dated February 14, 1986 and filed for record in COB 490, Page 1216 of the Office of the Recorder of Hancock County, Ohio;

Leaving a balance leased herein as to Tract 5 of 76.0 acres, more or less;

TRACT 6: Parcel No. 44-0000116850; That certain parcel of land containing 160.0 acres, more or less, being the Southwest Quarter (SW/4) of Section 26, Township 1 South, Range 9 East, being the same property acquired by Lessors in that certain Warranty Deed dated October 19, 1964 and filed for record in COB 312, Page 627 of the Office of the Recorder of Hancock County, Ohio; SAVE AND EXCEPT: That certain parcel of land containing 24.14 acres, more or less, being the same property references in that certain Warranty Deed dated October 19, 1964 and filed for record in COB 312, Page 627 of the Office of the Recorder of Hancock County, Ohio; ALSO SAVE AND EXCEPT: That certain parcel of land containing 9.0 acres, more or less, being the same property referenced in that certain Warranty Deed dated April 21, 1972 and filed for record in COB 363, Page 735 of the Office of the Recorder of Hancock County, Ohio; ALSO SAVE AND EXCEPT: That certain parcel of land containing 7.633 acres, more or less, being the same property referenced in that certain Warranty Deed dated December 30, 1972 and filed for record in COB 368, Page 730 of the Office of the Recorder of Hancock County, Ohio;

Leaving a balance leased herein as to Tract 6 of 119.227 acres, more or less;

mail 12731

VOL 1122 PAGE 22

ASSIGNMENT OF OIL AND GAS LEASE

FILED AND RECORDED
November 23 1994
AT 11:02 O'CLOCK AM
IN VOL 1122 PAGE 22
ANITA M. MUSGRAVE
RECORDER, HANCOCK CO., OHIO
FEE \$ 70.00 PAID

STATE OF OHIO

COUNTY OF HANCOCK

KNOWN ALL MEN BY THESE PRESENTS

THAT, PALLADIAN ENTERPRISES INC., whose address is P. O. Box 671685, Houston, Texas 77267, (hereinafter referred to as Assignor), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby bargain, sell, transfer, convey and assign unto MERIDIAN OIL INC., whose address is 400 North Sam Houston Parkway East, Suite 1200, Houston, Texas 77060 (hereinafter referred to as Assignee), all of Assignor's right, title and interest in and to the Oil and Gas Lease(s), described in Exhibit "A" INSOFAR as the same covers and affects the land(s) described in said Exhibit attached hereto and made a part hereof.

THIS Assignment is made without warranty of title, either express or implied and shall be subject to any prior reservations or assignments.

IN WITNESS WHEREOF, this instrument is executed this 14th day of October, 1994, but effective as of the 1st day of September, 1994.

PALLADIAN ENTERPRISES INC.

By: W. J. Scarff
W. J. Scarff
President

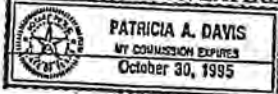
STATE OF TEXAS

COUNTY OF HARRIS

KNOWN ALL MEN BY THESE PRESENTS

This instrument was acknowledged before me on the 14th day of October, 1994, by W. J. SCARFF, President of PALLADIAN ENTERPRISES INC., on behalf of said corporation.

MY COMMISSION EXPIRES:



Patricia A. Davis
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

This Instrument was prepared by:
Meridian Oil Inc.
400 N. Sam Houston Parkway E., Suite 1200
Houston, Texas 77060

11/23/94

NOTED PAGE 23

EXHIBIT "A"
Attached to and made a part of that certain Assignment of Oil and Gas Lease dated October 14, 1994.

PROP. NO.	LSE NO.	LESSOR	LESSEE	DATE	YR	STATE	COUNTY	BOOK	PAGE	PROSPECT	LEGAL DESCRIPTION
19722900	OH35460 210	POWELL, L BURNETTE, ET UX	PALLADIAN ENTERPRISES INC	06-19	-93	OH	HANCOCK	947	264	DUKE	T1S, R9E, SEC 22: 35 ACRES OUT OF N/2 SE/4 E/OF NORFOLK AND WESTERN RAILWAY.
19723000	OH35461 210	PROBST, CAROL M, ET VIR	PALLADIAN ENTERPRISES INC	04-03	-93	OH	HANCOCK	963	158	DUKE	T2S, R9E, SEC 10: 88.2 ACRES OUT OF NW/4
19723400	OH35484 210	RADER, JOHN E, ET UX	PALLADIAN ENTERPRISES INC	05-17	-93	OH	HANCOCK	947	238	DUKE	T1S, R9E, SEC 25: 77.38 ACRES OUT OF NW/4
19723500	OH35485 210	REAM, JERRY A, ET UX	PALLADIAN ENTERPRISES INC	04-01	-93	OH	HANCOCK	963	69	DUKE	T2S, R9E, SEC 28: N/2 SE/4 NE/4, S/2 SW/4 NE/4
19723600	OH35486 210	REAM, RUSSELL A, ET UX	PALLADIAN ENTERPRISES INC	05-13	-93	OH	HANCOCK	948	277	DUKE	T2S, R9E, SEC 22: S/2 SE/4
19723900	OH35488 210	REIGLE, CLARENCE O, ET UX	PALLADIAN ENTERPRISES INC	05-12	-93	OH	HANCOCK	964	119	DUKE	T2S, R9E, SEC 4: NE/4 NE/4, 10 ACRES OUT OF N/END E/2 W/2 NE/4, IN ALL CONTAINING 58 ACRES; SEC 8: NE/4 SE/4, N/2 E/2 W/2 SE/4
19724000	OH35489 A210	REITER, ROBERTA A	PALLADIAN ENTERPRISES INC	06-11	-93	OH	HANCOCK	946	281	DUKE	T1S, R9E, SEC 23: 55.2 ACRES OUT OF W/2 SW/4
19724300	OH35470 210	RIEMAN, KARL L, ET UX	PALLADIAN ENTERPRISES INC	03-30	-93	OH	HANCOCK	947	276	DUKE	T1S, R9E, SEC 26 & 27: SEE LEASE EX 'B'
19724400	OH35471 210	RILEY, FRANCES L	PALLADIAN ENTERPRISES INC	06-05	-93	OH	HANCOCK	1017	229	DUKE	T2S, R9E, SEC 22: 158 ACRES OUT OF NW/4
19724600	OH35473 210	ROMICK, DANIEL J, ET UX	PALLADIAN ENTERPRISES INC	06-04	-93	OH	HANCOCK	946	249	DUKE	T1S, R9E, SEC 26: 116 ACRES OUT OF S/2 N/2 SW/4 & N/4 S/2 SW/4 & S/4 S/2 NW/4 & N/2 N/2 SW/4
19724700	OH35474 210	ROSSMAN, DEWAYNE M, ET UX	PALLADIAN ENTERPRISES INC	04-13	-93	OH	HANCOCK	963	148	DUKE	T2S, R9E, SEC 23: 74 ACRES OUT OF N/2 NW/4; SEC 14: 60 ACRES OUT OF E/SIDE SW/4, SE/4 SE/4 NW/4
19724800	OH35475 210	ROTH, LOUISA E	PALLADIAN ENTERPRISES INC	05-15	-93	OH	HANCOCK	946	327	DUKE	T1S, R9E, SEC 33: 70.33 ACRES OUT OF W/2 NW/4 & S/2 SE/4 NW/4, 50 ACRES OUT OF S/PART W/2 NE/4, N/2 SE/4 NW/4, S/2 S/2 NE/4 NW/4; T1S, R10E, SEC 8: 67.27 ACRES OUT OF E/2 SW/4.
15725200	OH35479 A210	SCHROLL, RALPH A, ET AL	PALLADIAN ENTERPRISES INC	05-05	-93	OH	HANCOCK	964	131	DUKE	T2S, R9E, SEC 4: 53.3 ACRES OUT OF N/2 SE/4

EXHIBIT "A"
 Attached to and made a part of that certain Assignment of Oil and Gas Lease dated October 14, 1984.

19725300	OH35479 B210	SCHROLL, RANDY J, ET AL	PALLADIAN ENTERPRISES INC	05-06	-93	OH	HANCOCK	964	135	DUKE	T2S, R9E, SEC 4: 53.3 ACRES OUT OF N/2 SE/4
19725400	OH35480 210	SCHWINN, ROY R, ET AL	PALLADIAN ENTERPRISES INC	07-28	-93	OH	HANCOCK	1096	54	DUKE	T1S, R9E, SEC 35: 39.13 ACRES OUT OF SW/4 SW/4; SEC 25: 80 ACRES OUT OF N/PART NE/4
19725500	OH35481 210	SCHWINN, ROY R, ET UX	PALLADIAN ENTERPRISES INC	07-28	-93	OH	HANCOCK	1017	247	DUKE	T1S, R9E, SEC 25: W/20 ACRES OUT OF N/100 ACRES OUT OF NE/4 & E/13 OUT OF NE/CORNER NW/4
19725600	OH35482 210	SCOLES, ALLEN L	PALLADIAN ENTERPRISES INC	03-25	-93	OH	HANCOCK	885	82	DUKE	T2S, R9E, SEC 15: 76.4 ACRES OUT OF W/2 SW/4, NW/PART N/PART LOT #9, 9.94 ACRES OUT OF S/SIDE SW/4 NW/4, CONTAINING 108.3 ACRES IN ALL.
19724100	OH35469 B210	SMITH, CAROL M	PALLADIAN ENTERPRISES INC	05-14	-93	OH	HANCOCK	947	260	DUKE	T1S, R9E, SEC 23: 55.2 ACRES OUT OF W/2 SW/4
19726700	OH35483 210	SOLT, ROGER E INDIVIDUALLY AND TRUSTEE	PALLADIAN ENTERPRISES INC	04-15	-93	OH	HANCOCK	863	143	DUKE	T2S, R9E, SEC 14: 85 ACRES OUT OF W/100 ACRES OUT OF SW/4
19726000	OH35486 210	SPALLINGER RENTALS	PALLADIAN ENTERPRISES INC	05-17	-93	OH	HANCOCK	946	269	DUKE	T2S, R9E, SEC 21: 18.4 ACRES OUT OF E/2 NW/4
19725800	OH35484 210	SPALLINGER, DAVID R, ET UX	PALLADIAN ENTERPRISES INC	05-17	-93	OH	HANCOCK	846	273	DUKE	T2S, R9E, SEC 21: 61.6 ACRES OUT OF E/2 NW/4
19726200	OH35488 210	STALEY, GENEVA M	PALLADIAN ENTERPRISES INC	04-24	-93	OH	HANCOCK	847	256	DUKE	T2S, R9E, SEC 29: NW/4 SW/4
19726300	OH35489 210	STRAHM, RANDY W, ET UX	PALLADIAN ENTERPRISES INC	07-07	-93	OH	HANCOCK	954	163	DUKE	T2S, R9E, SEC 18: 19 ACRES OUT OF S/PART E/2 NE/4
19726500	OH35491 210	STULTZ, ROSELLA J	PALLADIAN ENTERPRISES INC	03-12	-93	OH	HANCOCK	885	88	DUKE	T2S, R9E, SEC 15: W/2 SW/4, S/30 ACRES OUT OF W/2 NW/4
19726600	OH35492 210	THOMPSON, JOHN W, JR, ET UX	PALLADIAN ENTERPRISES INC	04-13	-93	OH	HANCOCK	947	287	DUKE	T1S, R9E, SEC 26: 53.53 ACRES OUT OF E/2 NE/4
19726700	OH35493 210	TRAUCHT, ALMA M	PALLADIAN ENTERPRISES INC	05-11	-93	OH	HANCOCK	948	323	DUKE	T1S, R9E, SEC 25: 80.0925 ACRES OUT OF E/2

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RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED Karl L. Riegan for a good and valuable consideration, the receipt whereof is hereby acknowledged does hereby grant unto the Hancock-Wood Electric Cooperative, Inc., a corporation, whose postoffice address is North Baltimore, Ohio and to its successors or assigns, the right to enter upon the lands of the undersigned situated in HANCOCK County, Union Township, Section 26 ^{or 27} Spot _____; State of Ohio, and leg-

ally described as follows: SW 1/4 Sec 27 & SW 1/4 Sec 26 T 15 R 9 E

being a tract of land on Road # T 56 approximately 272 acres in area located 2 Miles from the town of MT. CORY and bounded by land owned by R. BARBER, J. L. BROWN, RYAN WISE, C. E. SHENBERG and Tr. Rd 25, L. CUPPLES and G. MERRISON for the purposes hereinafter listed. Hancock-Wood Electric Cooperative, Inc., its successors or assigns may place, construct, operate, repair, maintain, relocate and replace thereon or upon or under all streets, roads, highways or alleys, existing or to be built in the future, abutting on or passing through said lands, an electric transmission or distribution line or system, including communication lines. Hancock-Wood Electric Cooperative, Inc. may cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric lines or system or communication lines and to cut down from time to time all dead, weak, leaning or dangerous trees which Hancock-Wood believes might, in falling, strike or damage the electric or communication lines during storms.

In granting this easement it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and the words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 20th day of February 1970

Signed, sealed and delivered in the presence of:

Karl L. Riegan

Tommy J. Wickard

Dana W. Richards

STATE OF OHIO }
HANCOCK County) ss

BE IT REMEMBERED, that on this 20th day of February 1970 personally appeared before me, the undersigned, a Notary Public in and for said County, the above named Karl Riegan grantor in the foregoing grant, and acknowledged the execution thereof to be a voluntary act and deed.

IN TESTIMONY WHEREOF: I have hereunto signed my name and affixed my official seal the day and year last mentioned above.

Tommy J. Wickard
Hancock County OHIO



Instrument prepared by R. P. Luse

THOMAS J. WICKARD, Notary Public
Hancock & Wood Counties, Ohio
My Commission Expires July 5, 1972

RECORDED
L. 27 1970
D. CLUCK 189
PAGE 189
December 27, 1971
2:25 PM
189

1074
OIL AND GAS LEASE

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Agreement: Made and entered into the 9th day of March 1944 by and between Carl M. and Elizabeth Stewart - husband and wife

of DDA, Painesville, Ohio hereinafter called lessor (whether one or more), and Chas. D. Quigg of Ohio, Inc. hereinafter called lessee: of 5215 St. Clair St.

Witnesseth: That the said lessor, for and in consideration of One & 2/10 Dollar cash in hand paid, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained on part of lessee to be paid, kept and performed, has granted, demised, leased and let, and by these presents does grant, demise, lease and let unto the said lessee for the sole and only purpose of mining and operating for oil and gas and of laying of pipe lines, and of building tanks, power stations, and structures thereon to produce, save and take care of said products, all that certain tract of land situate in the Township of Union County of Franklin State of Ohio described as follows, to wit:

Union Twp. Cuy. Painesville L50 R9 T1 S36
W 1/2 SE 1/4

of Section 26, Township 15, Range 9E, and containing 80 acres, more or less.

It is agreed that this lease shall remain in force for a primary term of TEN (10) years from this date and if lessee shall commence to drill within said primary term or any extension thereof, the said lessee shall have the right to continue drilling to completion with reasonable diligence and said term shall extend as long thereafter as oil and gas, or either of them, is produced by lessee from said land or from a communitized unit as hereinafter provided.

In consideration of the premises the lessee covenants and agrees:

1st. To deliver to the credit of lessor, free of cost, into tank reservoirs or into the pipe line to which lessee may connect wells on said land, the equal one-eighth (1/8) part of all oil produced and saved from the leased premises.

2nd. To pay lessor one-eighth (1/8) of the gross proceeds each year, payable quarterly, for the gas from each well where gas only is found, while the same is being used off the premises, and if used in the manufacture of gasoline a royalty of one-eighth (1/8) payable monthly at the prevailing market rate for gas. Where such gas is not sold or used for a period of one year, lessee shall pay or tender as royalty an amount equal to the yearly delay rental as provided by the provisions of this lease, payable annually at the end of each year during which such gas is not sold or used, and while such royalty is so paid or tendered this lease shall be held as a producing property under the above paragraph setting forth the primary term hereof. Lessor is to have gas free of cost from any such well for all stoves and all inside lights in the principal dwelling on said land during the same time, by making lessor's own connections with the well at lessor's own risk and expense.

3rd. To pay lessor for gas produced from any oil well and used off the premises or in the manufacture of gasoline or any other product a royalty of one-eighth (1/8) of the proceeds, payable monthly at the prevailing market rate at the mouth of the well.

If no well be commenced on said land on or before the 9th day of March, 1945, this lease shall terminate as to both parties, unless the lessee shall on or before that date pay or tender to the lessor or the lessor's credit in the Citizen Bank Bank at Pat. Painesville, Ohio or its successors, which shall continue as the depository

regardless of changes in ownership of said land, the sum of (\$ 80.00) Eighty & no/100 dollars which shall operate as a rental and cover the privilege of deferring the commencement of a well for 12 months from said date. The payment herein referred to may be made in currency, draft, or check at the option of the lessee and the depositing of such currency, draft or check in any postoffice, with sufficient postage and properly addressed to the lessor, or said bank on or before said last mentioned date, shall be deemed payment as herein provided. In like manner and upon like payments or tenders, the commencement of a well may be further deferred for like periods of the same number or months successively. And it is understood and agreed that the consideration first recited herein, the down payment, covers not only the privilege granted to the date when said first rental is payable as aforesaid, but also the lessee's option of extending that period as aforesaid and any and all other rights conferred.

Should the first well drilled on the above described land be a dry hole, then and in that event, if a second well is not commenced on said land within twelve months from the expiration of the last rental period for which rental has been paid, this lease shall terminate as to both parties, unless the lessee on or before the expiration of said twelve months shall resume the payments of rentals in the same amount and in the same manner as hereinabove provided. And it is agreed that on the resumption of the payments of rentals as above provided, the last preceding paragraph hereof governing the payment of rentals and the effect thereof shall continue in force as though there had been no interruption in the rental payments.

If said lessor owns a less interest in the above described land than the entire undivided fee simple estate therein, then the royalties and rentals therein provided for shall be paid the lessor only in the proportion which lessor's interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for lessee's operation thereon except water from the wells of lessor. When requested by lessor, lessee shall bury lessee's pipe line below plow depth. No well shall be drilled nearer than 200 feet to the house or barn now on said premises without written consent of lessor. Lessee shall pay for damages caused by lessee's operations to growing crops on said land. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

For the purpose of oil and/or gas development and production under this lease, lessor does hereby grant to lessee the right to pool or communitize said premises, or any part thereof, with other land to comprise an oil development unit of not more than approximately forty (40) acres and/or a gas development unit of not more than approximately one hundred sixty (60) acres, but lessee shall in no event be required to drill more than one well on said unit. If such oil or gas well shall not be drilled on the premises herein leased it shall nevertheless be deemed to be upon the leased premises within the meaning of all the covenants, expressed or implied, in this lease, and lessor shall participate in the one-eighth (1/8) royalty from such oil and/or gas development unit only in the proportion that the number of acres owned by the lessor within the limitations of such development unit bears to the total number of acres included therein. At the option of lessee, a diagonal well spacing pattern may be followed.

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Notwithstanding anything to the contrary herein contained or implied by law, all present and future rules and regulations of any governmental agency pertaining to well spacing, use of material and equipment or otherwise shall be binding on the parties hereto with like effect as though incorporated herein at length.

If the estate of either party hereto is assigned—and the privilege of assigning in whole or in part is expressly allowed—the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer or assignment or a true copy thereof; and it is hereby agreed that in the event this lease shall be assigned as to a part or as to parts of the above described lands and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such defaults shall not operate to defeat or affect this lease insofar as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payments of said rentals.

Whenever any well or wells on said lands shall be used by lessee for the injection of water, brine or other fluids produced from lands other than said leased premises for disposal as a conservation measure, lessee shall pay to the lessor the sum of One Hundred Dollars (\$100.00) per year for each well so used in addition to all other considerations specified in this lease. The injection of water, brine, or other fluids into subsurface strata shall be made only into strata below those furnishing domestic fresh water and lessee agrees to protect adequately lessor's fresh water supply from injury as a result of any of its operations.

If the leased premises are now or shall hereafter be owned in severalty or in separate tracts, the premises, nevertheless, shall be developed and operated as one lease and all royalties accruing hereunder shall be treated as an entirety and shall be divided among and paid to such separate owners in the proportion that the acreage owned by each separate owner bears to the entire leased acreage. Provided, however, if the leased premises consist of two or more non-abutting tracts, this paragraph shall apply separately to each non-abutting tract, and further provided that if a portion of the leased premises is hereafter consolidated with other lands for the purpose of operating the consolidated tract as one lease, this paragraph shall be in-operative as to such portion so consolidated. There shall be no obligation on the part of the lessee to offset wells on separate tracts into which the land covered by this lease may be hereafter divided by sale, devise, or otherwise, or to furnish separate measuring or receiving tanks.

Lessor hereby warrants and agrees to defend the title to said lands herein described, and agrees that the lessee shall have the right at any time to redeem for lessor, by payments, any mortgage, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof, and the undersigned lessors for themselves and their heirs, successors, and assigns, hereby surrender and release all rights of dower and homestead in the premises herein described, insofar as said right of dower and homestead may in any way affect the purposes for which this lease is made as recited herein.

Lessee may at any time surrender this lease as to all or any part of the lands covered thereby, by delivering or mailing a release thereof to the lessor, if lease is not recorded, or by placing a release thereof of record in the proper county, if lease is recorded; and if surrendered only as to a part of said lands, any delay rentals or acreage payments which may thereafter be payable hereunder shall be reduced proportionately.

IN TESTIMONY WHEREOF WE SIGN, This the 9th day of March 1964
Witnesses: Paul L. Myers Carl M. Shearer (SEAL)
Gene Clary Elizabeth Shearer (SEAL)
Elizabeth Shearer (SEAL)
Elizabeth Shearer (SEAL)
Elizabeth Shearer (SEAL)
Elizabeth Shearer (SEAL)

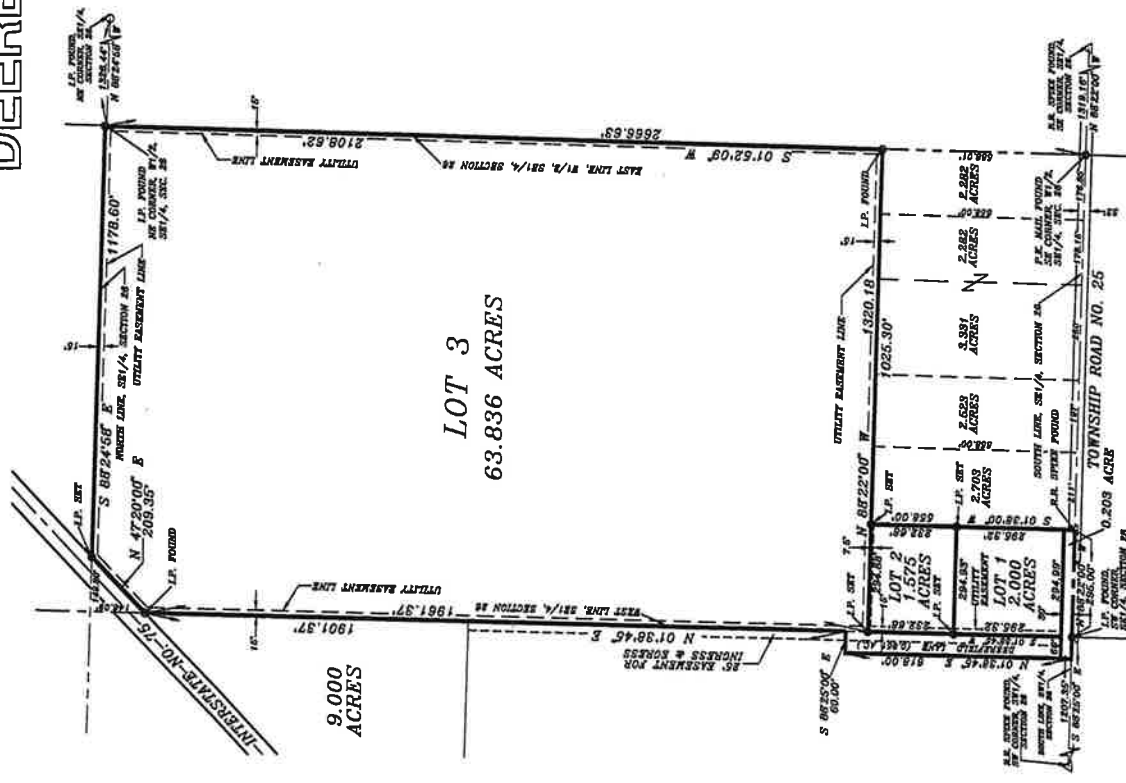
STATE OF Ohio)
COUNTY OF Hancock) SS. ACKNOWLEDGMENT TO THE LEASE
On this 9th day of March, A. D. 1964, before me, the undersigned, a Notary Public in and for said county, in the State aforesaid, personally appeared Carl M. Shearer and Elizabeth Shearer, husband and wife
from whom as the persons described in and who executed the foregoing instrument and acknowledged that they had executed the same as their free act and deed.
Virginia J. Hendrick
Notary Public
Hancock County, Ohio
Commission Expires Oct. 13, 1968
Acting in _____ County,

instrument prepared by Paul L. Myers.
No. 1074
OIL AND GAS LEASE
FROM Shearer
TO Patience
Date: _____ 19____
Section: _____ Township: _____ Range: _____
No. Acres: _____ County: _____
Term: _____
This instrument was filed for record on the 13 day of March 1964, at 11:15 o'clock P.m., and duly recorded in Book 51, Page 127 of the records of this office.
Walter C. Fall
Register of Deeds
By: Joe A. Orr Deputy
When Recorded: _____
Return to: _____
Printed by Petroleum Publishers, Inc., Mt. Pleasant, Michigan
Product: "The Form Number 1-6"

32

3951

Final Subdivision Plat of
DEERFIELD PLACE SUBDIVISION
 Being a part of the SE 1/4 of Section 28, T 1 S, R 9 E,
 Union Township, County of Hancock, State of Ohio



USE EXCEPTED

Except the area shown on this plat and the portion of the SE 1/4 of Section 28, Township 1 South, Range 9 East, of the Meridian 1882, which is hereby reserved to the State of Ohio for public use, the entire tract herein shown and described is to be used for agricultural purposes.

The plat shows the subdivision of the above tract into three lots, to-wit: Lot 1, containing 2.000 acres, Lot 2, containing 1.575 acres, and Lot 3, containing 63.836 acres, all of which are to be used for agricultural purposes.

NO. 1. The undersigned, Clerk of the County of Hancock, Ohio, do hereby certify that the above plat of the subdivision of the above tract, as shown on this plat, was prepared by me, or by a duly qualified person under my supervision, and that the same is a true and correct copy of the original as on file in the office of the Clerk of the County of Hancock, Ohio.

Witness my hand and the seal of the County of Hancock, Ohio, this 16th day of April, A.D. 1995.

DEERFIELD PLACE SUBDIVISION
 HARRY P. DICKERSON
 CLERK OF HANCOCK COUNTY,
 STATE OF OHIO



GENERAL PLANNING COMMISSIONERS

I hereby certify that the above plat of the subdivision of the above tract, as shown on this plat, was prepared by me, or by a duly qualified person under my supervision, and that the same is a true and correct copy of the original as on file in the office of the Clerk of the County of Hancock, Ohio.

Witness my hand and the seal of the County of Hancock, Ohio, this 16th day of April, A.D. 1995.

COUNTY ENGINEER

The above plat of the subdivision of the above tract, as shown on this plat, was prepared by me, or by a duly qualified person under my supervision, and that the same is a true and correct copy of the original as on file in the office of the Clerk of the County of Hancock, Ohio.

Witness my hand and the seal of the County of Hancock, Ohio, this 16th day of April, A.D. 1995.

COUNTY RECORDER

I hereby certify that the above plat of the subdivision of the above tract, as shown on this plat, was prepared by me, or by a duly qualified person under my supervision, and that the same is a true and correct copy of the original as on file in the office of the Clerk of the County of Hancock, Ohio.

Witness my hand and the seal of the County of Hancock, Ohio, this 16th day of April, A.D. 1995.

COUNTY AUDITOR

I hereby certify that the above plat of the subdivision of the above tract, as shown on this plat, was prepared by me, or by a duly qualified person under my supervision, and that the same is a true and correct copy of the original as on file in the office of the Clerk of the County of Hancock, Ohio.

Witness my hand and the seal of the County of Hancock, Ohio, this 16th day of April, A.D. 1995.

COUNTY SHERIFF

I hereby certify that the above plat of the subdivision of the above tract, as shown on this plat, was prepared by me, or by a duly qualified person under my supervision, and that the same is a true and correct copy of the original as on file in the office of the Clerk of the County of Hancock, Ohio.

Witness my hand and the seal of the County of Hancock, Ohio, this 16th day of April, A.D. 1995.

TOWNSHIP CLERK

I hereby certify that the above plat of the subdivision of the above tract, as shown on this plat, was prepared by me, or by a duly qualified person under my supervision, and that the same is a true and correct copy of the original as on file in the office of the Clerk of the County of Hancock, Ohio.

Witness my hand and the seal of the Township of Union, County of Hancock, Ohio, this 16th day of April, A.D. 1995.

NOTARY PUBLIC

I hereby certify that the above plat of the subdivision of the above tract, as shown on this plat, was prepared by me, or by a duly qualified person under my supervision, and that the same is a true and correct copy of the original as on file in the office of the Clerk of the County of Hancock, Ohio.

Witness my hand and the seal of the County of Hancock, Ohio, this 16th day of April, A.D. 1995.



PLAT PREPARED BY:
 PROGRAM ASSOCIATES, INC.
 10000 W. STATE ST., SUITE 200
 CLEVELAND, OHIO 44124

3952.

DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING
DEERFIELD PLACE SUBDIVISION IN THE
TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO

In the Matter of Restrictions and Conditions affecting
Lots One (1), Two (2) and Three (3) in the Deerfield Place
Subdivision, which Subdivision is located in the Southeast Quarter
(1/4) of Section Twenty-six (26), Township One (1) South, Range
Nine (9) East, Union Township, Hancock County, Ohio.

WHEREAS, the undersigned are the record owners, in fee
simple, of the above described Lots in Deerfield Place
Subdivision, in Union Township, Hancock County, Ohio, and

WHEREAS, it is desirable that reasonable Restrictions
upon the manner of the use, improvement and enjoyment of Lots
Number One and Two by all of the undersigned owners, or their
vendees, grantees, devisees, tenants or occupants, who shall
hereafter become purchasers, owners, tenants or occupants thereof,
be imposed upon said premises, and,

WHEREAS, the undersigned desire and intend the
development of said Lots One and Two in the Deerfield Place
Subdivision, as a desirable residential district, architectural,
harmonious and artistic, and

WHEREAS, the undersigned desire and intend at this time
that Lot Number Three shall not be subject to the within
Restrictions. In the event the undersigned in the future desire to
develop a part of or all of Lot Number Three as a residential
district, then the undersigned desires the option to subject any
part of or all of Lot Number Three to these Restrictions.

NOW, THEREFORE, for and in consideration of the premises
and for the mutual benefit and protection of said undersigned
owners of said Lot Number One and Lot Number Two, and of each and
every person or persons who shall become the owners of any interest
in and to Lots Number One and Two, or any part of said Lots Number
One and Two, the following Restrictions are hereby imposed upon the
ownership, use, improvement and enjoyment of any interest in and to
Lots Number One and Two, and shall be binding upon all of the
owners of any interest in and to the above described Lots Number
One and Two, their grantees, heirs, executors, administrators,

DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING DEERFIELD PLACE SUBDIVISION IN THE TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO - PAGE 2

successors and assigns, in the following manner, to wit:

ITEM 1. Lots Number One and Two shall be used for residential purposes only and shall be known and described as residential Lots and no structures shall be placed or be permitted to remain on any of said Lots, other than a single family dwelling not to exceed two (2) stories in height, a private garage for not more than three (3) cars, and other miscellaneous outbuildings. However, a recreational pond constructed on a part or all of a Lot shall be of permitted use under these Restrictions.

ITEM 2. The body of said dwelling or private garage shall not be erected nearer than Fifty (50) feet to the front lot line of Lot One. All measurements for locating buildings away from the front lot line of Lot Number One shall be taken from the South lot line of Lot Number One. No building shall be nearer than twenty (20) feet to the lot line on the side of said Lot.

ITEM 3. No trade or business activity shall be conducted, permitted, or carried on upon any Lot or in any residence located on any of said Lots, nor shall any livestock, other than household pets, be kept or anything be done thereon which may be or might become a nuisance to any Lot owners or residents. No advertising sign, billboard or other advertising device shall be erected, placed or suffered to remain upon said Lots, excepting as set forth in Item 8 below, nor shall the premises be used in any way or for any purpose which may endanger the health of, or unreasonably disturb the quiet of any holder of any adjoining or adjacent Lot.

No garbage container or trash container shall be placed in front of or along side of any house or garage erected on any of said Lots.

No boat, house trailer, or trailer of any sort shall be parked on any of said Lots for more than ten (10) days in any sixty (60) day period, regardless of whether or not the Lot is vacant or a building has been erected thereon.

DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING DEERFIELD PLACE SUBDIVISION IN THE TOWNSHIP OF UNION, COUNTY OF MANCOCK, STATE OF OHIO - PAGE 3

No truck in excess of four (4) tons shall be parked upon or adjacent to these parcels unless said truck is being used in construction on the parcel or moving household possessions.

ITEM 4. No fence in excess of 6 1/2 feet in height shall be erected on said Lots. No chain link fence shall be erected and no privacy fence shall be erected between the house and a public roadway.

ITEM 5. The construction of any dwelling on any of said Lots must be fully completed within a reasonable length of time from the starting date, with the maximum time allowable being one (1) year.

ITEM 6. The ground floor area of the main structure of a single floor dwelling erected on any of said Lots, exclusive of one story open porches and garage, shall be not less than 1,700 square feet. Dwellings with two or more floors, such as two-story houses, tri-level or bi-level houses, shall have a combined living floor space of at least 1,900 square feet, obtained by adding the living floor area of the different levels.

ITEM 7. No trailer, basement, tent, shack, garage, barn or other similar outbuilding or structure erected shall at any time be used as a residence, temporarily or permanently, nor shall any other structure of a temporary nature be used as a residence.

ITEM 8. No signs of any nature or kind shall be erected, posted or otherwise displayed on or about any Lot, except during construction, and except that a realtor's sale sign may be placed thereon in the process of selling the premises.

ITEM 9. No farm drainage tile transversing any parcel shall be tied into, cut or otherwise disturbed, unless the farm drainage tile is repaired and/or replaced in such a manner as to not impede the flow of water.

THESE RESTRICTIONS SHALL NOT BE APPLICABLE TO LOT NUMBER THREE. PROVIDED, HOWEVER, IN THE EVENT THE UNDERSIGNED ELECTS TO DEVELOP AS A RESIDENTIAL DISTRICT A PART OR ALL OF LOT NUMBER THREE

DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING DEERFIELD PLACE SUBDIVISION IN THE TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO - PAGE 4

IN THE DEERFIELD PLACE SUBDIVISION, THEN THE ABOVE RESTRICTIONS MAY BE APPLICABLE TO LOT NUMBER THREE OR ANY PART THEREOF BY THE UNDERSIGNED FILING WITH THE RECORDER OF HANCOCK COUNTY, OHIO, A WRITTEN INSTRUMENT EXPRESSING THEIR INTENT THAT THESE RESTRICTIONS SHALL BE SO APPLICABLE.

The hereinabove enumerated Restrictions, rights, reservations, limitations, Covenants and conditions, being Items 1 through 9, shall be deemed as Covenants and not as conditions, and shall run with the land so covered and shall bind all the grantees, their heirs, devisees, successors and assigns, who may hereafter purchase Lots Number One or Two in the Deerfield Place Subdivision from any or all of the undersigned owners for a period of thirty (30) years from the date of the execution hereof, at which time the said Covenants shall automatically be extended for a successive period of ten (10) years unless by a majority of the owners of the Lots affected hereby agree to change or abandon all or any part of said Covenants.

Invalidation of any of the Covenants contained herein or in any other manner shall in no way affect any of the other Covenants contained herein which shall remain in full force and effect.

If the parties hereto, or any of them or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of the Covenants or Restrictions contained herein while said Covenants or Restrictions are in full force and effect, it shall be lawful for any person or persons, corporation or other legal entity owning any interest in any of the premises hereinabove described, to prosecute any proceedings at law or action against the person or persons, corporation or other legal entity so violating or attempting to violate any such Covenants or Restrictions and to prevent him, them or it from so doing or to recover damages for such violation.

So long as Karl L. Rieman and Teresa Rieman, or either

DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING DEERFIELD PLACE SUBDIVISION IN THE TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO - PAGE 5

one of them is the owner of any one of Lots Number One, Two or Three, they (he or she) reserve the right to waive, change or cancel any or all of the above provisions contained herein as to all of the Lots, if in their judgment the development, or lack of development, warrants a change or changes, or if, in their judgment, the ends and purposes of this Declaration would be better served.

These Restrictions may be amended, added to, repealed or superseded by the affirmative vote of three-fourths (3/4) of the owners of Lots.

IN WITNESS WHEREOF, Karl L. Rieman and Teresa Rieman have hereunto set their hand at Findlay, Ohio, this 18 day of May, 1995.

Signed in the Presence of:

David P. Kuenzli
DAVID P. KUENZLI
Paula H. Storer
PAULA H. STORER

Karl L. Rieman
Karl L. Rieman
Teresa Rieman
Teresa Rieman

STATE OF OHIO)
HANCOCK COUNTY,) ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Karl L. Rieman and Teresa Rieman, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Findlay, Ohio, this 18 day of May, 1995.



David P. Kuenzli
Notary Public

THIS INSTRUMENT PREPARED BY
DRAKE, PHILLIPS, KUENZLI & CLARK,
ATTORNEYS, FINDLAY, OHIO DPK-RE:lms/4
rieman.res

FILED AND RECORDED
May 18 1995
AT 2:57 O'CLOCK P.M.
IN VOL 1159 PAGE 257
AMITA M. MUSGRAVE
RECORDER, HANCOCK CO., OHIO
FEE \$ 26.00 PAID
RS

Know All Men By These Presents.

That, we, Karl L. Rieman and Teresa A. Rieman, husband and wife, who acquired title by instruments recorded in Volume 312, Page 627 and Volume 321, Page 271 of the Deed Records of Hancock County, Ohio

for the consideration of One Dollar (\$1.00) and other valuable consideration received to our full satisfaction of

Daniel M. Snyder and Mary M. Snyder, husband and wife, whose tax mailing address will be 1112 6th Street, Findlay, Ohio

Give, Grant, Bargain, Sell and Convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the Township of Union, County of Hancock and State of Ohio:

Being a part of the Southwest Quarter (1/4) of Section Twenty-six (26), Township One (1) South, Range Nine (9) East, a tract of land bounded and described as follows:

Beginning at an iron stake in the East line of the Southwest Quarter of Section 26, and described as lying North 01° 38' 45" East, a distance of 1644.45 feet from a stone marking the Southeast corner of the Southwest Quarter of Section 26; thence from the above described point of beginning and along the East line of said Southwest Quarter of Section 26, North 01° 38' 45" East, a distance of 874.92 feet to an iron stake set in the southeasterly Limited Access Right-of-Way line of Interstate Highway Route No. 75; thence with said Limited Access Right-of-Way line, South 47° 20' West, a distance of 1252.45 feet to an iron stake; thence South 88° 21' 15" East, a distance of 896.18 feet to the point of beginning and containing 9.000 acres of land, more or less.

ALSO, an easement for the purpose of ingress and egress over and across a strip of land situated in the Southwest Quarter of Section 26, Township 1 South, Range 9 East, Union Township, Hancock County, Ohio, and described as follows, to-wit:

Beginning at the Southeast corner of the Southwest Quarter of Section 26; thence with the East line of said Southwest Quarter, North 01° 38' 45" East, a distance of 1644.45 feet to an iron stake; thence North 88° 21' 15" West, a distance of 25.00 feet to an iron stake; thence parallel to the east line of said Southwest Quarter, South 01° 38' 45" West, a distance of 1644.49 feet to a point in the South line of said Southwest Quarter of Section 26; thence with said South line, being also the centerline of Township Road No. 25, South 88° 25' East, a distance of 25.00 feet to the point of beginning.

THIS IS A SURVEYOR DESCRIPTION PREPARED BY JAN F. NIGH, REGISTERED SURVEYOR NUMBER 5490, GLEN A. PETERMAN & ASSOCIATES.

I hereby certify that this conveyance is in compliance with section 319.202 of the Revised Code.

Edward K. Hughes
HANCOCK COUNTY AUDITOR

15-20

VOL 363 PAGE 735

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 thereof, unto the said Grantees, their heirs and assigns forever.

And we, Karl L. Rieman and Teresa A. Rieman, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except real estate taxes and installments of assessments, if any, for the year 1972 and thereafter; and except easements and rights of way of record. Grantors agree to pay the real estate taxes and installments of assessments, if any, for the years 1971 and 1972 and Grantees assume and agree to pay all thereafter, and that we will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever, except as above noted.

And for valuable consideration, I, Teresa A. Rieman, wife of the said Karl L. Rieman, and I, Karl L. Rieman, husband of the said Teresa A. Rieman, do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all my right and expectancy of Bower in the above described premises.

In Witness Whereof, We have hereunto set our hands, the 21st day of April, in the year of our Lord one thousand nine hundred and seventy-two.

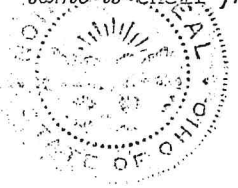
Signed and acknowledged in presence of

Lloyd D. Phillips
Notary Public

Karl L. Rieman
Teresa A. Rieman

State of Ohio, Hancock County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named

Karl L. Rieman and Teresa A. Rieman, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



In Testimony Whereof I have hereunto set my hand and official seal, at Findlay, Ohio, this 21st day of April, A. D. 1972.

Lloyd D. Phillips
Notary Public

LLOYD D. PHILLIPS, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date,
Section 147.03 R.C.

This instrument prepared by DRAKE, PHILLIPS, GOETZ & KUENZLI ATTORNEYS, FINDLAY, OHIO - plp

1926
Mandatory Dead
552/39

KARL L. RIEMAN AND TERESA A. RIEMAN TO DANIEL M. SNYDER AND MARY M. SNYDER

Transferred April 24 1972
Edward K. H. Hines
COUNTY AUDITOR

STATE OF OHIO
COUNTY OF Hancock SS
RECEIVED FOR RECORD ON THE
24 day of April 1972
at 1428 block A - M
and RECORDED April 24 1972 in
DEED Book 363 PAGE 735
Waldo C. Foltz
COUNTY RECORDER
RECORDERS FEE \$ 3.00