 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	MM230337

Transaction Identification Data for reference only:

Issuing Agent: MARSH & MARSH

Issuing Office: 249 South Main Street, Bowling Green, OH 43402

ALTA® Universal ID:

Loan ID No.:

Commitment No.:

Issuing Office File Number: MM230337

Property Address: 0 Yates Road & 0 Yates, Road & 0 Long Judson Road,

Revision No.:

SCHEDULE A

1. Commitment Date: **November 6, 2023 at 7:30 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: **TBD at Auction**
Proposed Policy Amount: \$ *tbd*
 - (b)
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.
4. Title is, at the Commitment Date vested in:

Nancy L. Sheline, Trustee of the Nancy L. Sheline Revocable Trust, dated October 10, 1997
Source of Title: Deed recorded in Book 2773, Page 1 and Book 3556, Page 608 in the Recorder's Office of Wood County, Ohio.

5. The Land is described as follows:
See continuation of Schedule C

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Authorized Signatory


Issuing Agent: MARSH & MARSH
Agent ID No.: 5018224
Address: 249 South Main Street
City, State, Zip: Bowling Green, OH 43402
Telephone: 419-352-2518

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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 First American Title™	ALTA Commitment for Title Insurance
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Schedule BI & BII	MM230337

Commitment No. MM230337

**SCHEDULE B, PART I
Requirements**


All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Deed from Nancy L. Sheline, Trustee of the Nancy L. Sheline Revocable Trust, dated October 10, 1997 to TBD at Auction conveying the subject property set forth under Schedule A.
5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.
6. Taxes as to Parcel No.: **A01-311-08000006000**
 First half of Tax Year 2022 in the amount of \$688.52 are paid in full.
 Second half of Tax Year 2022 in the amount of \$688.51 are paid in full.
ANNUAL TAX AMOUNT: \$1,377.03
- Taxes as to Parcel No.: **A01-311-08000006003**
 First half of Tax Year 2022 in the amount of \$12.49 are paid in full.
 Second half of Tax Year 2022 in the amount of \$12.49 are paid in full.
ANNUAL TAX AMOUNT: \$24.98
- Taxes as to Parcel No.: **R62-510-170000001000**
 First half of Tax Year 2022 in the amount of \$917.01 are paid in full.
 Second half of Tax Year 2022 in the amount of \$917.01 are paid in full.
ANNUAL TAX AMOUNT: \$1,834.02
 Address: 0 Yates Road & 0 Yates, Road & 0 Long Judson Road

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Schedule BI & BII	MM230337

Commitment No. MM230337

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Schedule BI & BII	MM230337

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:


1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.
6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Real estate taxes and municipal charges as follows: Subject to taxes and assessments for the year 2023 and all subsequent years.

Parcel No. **A01-311-08000006000**

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The following only pertain to the Bloom Township properties


10. Easement to Ohio Bell Telephone recorded in Book 535, Page 106 of Wood County Deed Records.
11. Rights of Way to Hancock Wood Electric Co-op, recorded in Book 458, Page 556 and Book 366, Page 519 of Wood County Deed Records.
12. Right of Way to Buckeye Pipe Line, recorded in Book 255, Page 400 of Wood County Deed Records.
13. Oil & Gas Lease to B&B Enterprises, recorded in Book 73, Page 341 of Wood County Lease Records. (See Copy).

Title Company Note: The Plain Township Parcel (R62-510-170000001000) will require a new survey, per the Wood County Engineer.

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 <i>First American Title™</i>	ALTA Commitment for Title Insurance
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Schedule C	MM230337

LEGAL DESCRIPTION

The Land referred to in this policy is described as follows:

See Attached Exhibit

Parcel 1:

Situated in the Township of Plain, County of Wood and State of Ohio:

The East half of the Northeast Quarter (1/4) of Section 17, Town 5 North, Range Ten East in Plain Township, Wood County, Ohio, containing 80 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING:

Being a parcel of land situated in part of the Northeast Quarter of Section 17, Town 5 North, Range 10 East, Plain Township, Wood County, Ohio and being more particularly described as follows:

Commencing for the same at a railroad spike found marking the northeast corner of said Section 17, said point also being on the centerline of Long Judson Road;

Thence N-89deg 19min 12sec-W along the centerline of said Long Judson Road, also being the north line of the northeast quarter of said Section 17 a distance of 700.00 feet to an iron pin set marking the point of beginning;

Thence S-00deg 28min 23sec-W parallel to the east line of the northeast quarter of said Section 17 a distance of 493.63 feet to an iron pin set, passing at 25.00 feet an iron pin set on the south right of way line of said Long Judson Road;

Thence N-89deg 19min 12sec-W parallel to the north line of the northeast quarter of said Section 17 a distance of 264.20 feet to an iron pin set;

Thence N-00deg 20min 55sec-E parallel to the west line of the east half of the northeast quarter of said Section 17 a distance of 493.64 feet to an iron pin set on the north line of the northeast quarter of said Section 17, passing at 468.64 feet an iron pin set on the south right of way line of said Long Judson Road;

Thence S-89deg 19min 12sec-E along the centerline of said Long Judson Road a distance of 265.27 feet to the point of beginning.

Parcel containing in all 3.0000 acres of land (0.1522 acres within road r/w) more or less, subject to all legal highways, easements and restrictions written or recorded.

The bearings referred to herein are based upon an assumed meridian and are used only for the purposes of angular measurement. Iron pins set are 5/8 inch diameter steel rebars with plastic caps bearing company name.

FIDUCIARY DEED

This survey is based up a land survey performed during July 2003 by Poggemeyer Design Group, Inc. and was prepared by Larry D. Askins, Professional Surveyor No. 06254.

Parcel 1 containing after said exception 77.000 acres more or less

Prior Deed Reference: Volume 729, Page 308,
Volume 2299, Page 969.

Permanent Parcel No.: R62-510-170000001000.

Parcel 2:

Situated in the County of Wood, State of Ohio, and in the Township of Bloom and bounded and described as follows:

The West Half (1/2) of the Northeast Quarter (1/4) of Section Eight (8), Town Three (3) North, Range Eleven (11) East, containing Eighty (80) acres, more or less.

Also, a part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8), Town Three (3) North, Range Eleven (11) East, commencing at the Northwest corner of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8); running thence East along the North line about Twenty-two (22) rods; thence South about Twenty-four (24) rods; thence East about Twenty-five and One-Half (25 1/2) rods; thence South about Fifty-Six (56) rods; thence west Forty-Seven and One-half (47 1/2) rods; thence North about Eighty (80) rods to the place of beginning and containing Twenty (20) acres, more or less, subject to easements, leases and rights of way of record.

SAVE AND EXCEPT the following tracts of land, to-wit:

(a) Situated on Bloom Township, Wood County, Ohio, and more particularly described as follows:

Commencing at a point at the intersection of the centerline of Yates Road, Bloom Township, Wood County, Ohio, with the centerline of Loe Road, Bloom Township, Wood County, Ohio; thence East along the centerline of said Yates Road a distance of Two Hundred Thirty-Three (233.0) feet to a point; thence North at right angles a distance of Three Hundred Eighty-Seven and Ten Hundredths (387.10) feet to a point; thence West at right angles a distance of Two Hundred Thirty-Three (233.00) feet to the centerline of said Loe Road; thence South at right angles along the centerline of said Loe Road a distance of Three Hundred Eighty-Seven and Ten Hundredths (387.10) feet to the place of beginning, containing Two (2) acres of land, more or less, but subject to all legal highways and roads, easements and restrictions of record and the protective covenants of record shown.

(b) Situated in the County of Wood, in the State of Ohio, and in the Township of Bloom, and bounded and described as follows:

Beginning at a point located in the centerline of Loe Road, Wood County, Ohio, which point is the Northwest corner of the Joseph White property previously deeded as found in Deed Volume 452, Page 517, Wood County Records; thence Northerly along the centerline of said Loe Road a distance of Five Hundred Eighty-Eight (588) feet to a point; thence Easterly to the Northwest corner of the Bill Bursiek property previously deeded as found in Deed Volume 453, Page 299, Wood County Records; thence Southerly to the Northeastern corner of said Joseph White property; thence Westerly along the Northerly line of said Joseph White property to the place of beginning,

FIDUCIARY DEED

containing Three (3) acres of land, more or less, but subject to all legal highways.

(c) Situated in the Township of Bloom, County of Wood, and State of Ohio, and known as:

Commencing at a point in the intersection of Cygnet Road and Loe Road in Bloom Township, Wood County, Ohio; thence Easterly along the centerline of said Cygnet Road a distance of Five Hundred Nine (509.0) feet to a point; thence South at right angles a distance of Two Hundred Nine (209.0) feet to a point; thence Easterly at right angles a distance of Four Hundred Eighteen (418.0) feet to a point; thence Southerly at right angles a distance of Four Hundred Ninety-Seven (497.0) feet to a point; thence Westerly at right angles a distance of Nine Hundred Twenty-seven (927.0) feet to a point on the centerline of said Loe Road, thence northerly along said centerline to the place of beginning, containing Thirteen (13) acres of land, more or less, but subject to all legal highways and road, easements and restrictions of record.

(d) County of Wood, State of Ohio, Township of Bloom and described as follows:

Commencing at the point of intersection of the centerlines of Loe Road and Yates Road; thence Easterly along the centerline of said Yates Road a distance of Two Hundred Thirty-three (233.0) feet to the place of beginning; thence Easterly along the centerline of said Yates Road from the place of beginning a distance of Two hundred Twenty-Eight (228.0) feet; thence Northerly parallel to the Easterly line of the lot of land sold to Joseph A. White and Carol Ann White, husband and wife, a distance of Nine hundred Seventy-Five (975.0) feet; thence Westerly parallel with the centerline of said Yates Road to a point where the Easterly line of said White lot of land extended would intersect last described line; thence Southerly along said Easterly line of said White lot of land to the point where said line and the centerline of Yates Road intersect to the place of beginning containing Five and One-Tenth (5.1) acres of land, more or less, but subject to all legal highways and road, easements and restrictions of record and located in Section Eight (8), Bloom Township, Wood County, Ohio.

(e) A parcel of land in section eight (8), Town Three (3) North, Range Eleven (11) East, Bloom Township, Wood County, Ohio, and more particularly described as follows:

Beginning at a point on the North line of the said Section Eight (8), a distance of Five Hundred Nine (509) feet East of the Northwest corner of the Northeast Quarter of said Section; thence South parallel with the Eastwest section line a distance of Two Hundred Nine (209) feet; thence east on a line parallel with the Northsouth Section line a distance of Four Hundred Eighteen (418) feet; thence North on a line parallel with the Eastwest Section line a distance of Two Hundred Nine (209) feet; thence West along the North line of said Section Eight (8) a distance of Four Hundred Eighteen (418) feet to the place of beginning and containing two (2) acres of land, more or less.

Containing after said exceptions 74.9 acres of land, more or less.

Prior Deed Reference: Volume 729, Page 310.

Permanent Parcel No.: A01-311-080000006000.

Raymond A. De
WOOD COUNTY ENGINEER
DESCRIPTION
REVIEWED BY: KR 7-26-0

Subject to: Legal highways, zoning ordinances, easements and restrictions of record and taxes and assessments due and payable after delivery of this deed.

NOT NECESSARY FOR TRANSFER
AT THIS TIME July 27, 2001
MICHAEL SIBBERSEN
WOOD COUNTY AUDITOR

Exhibit "B"

Situated in Bloom Township, County of Wood, State of Ohio and being part of the Northeast (1/4) of Section (08), T-3-N, R-11-E, a tract of land bounded and described as follows; This tract of land is from the original tract of Nancy L. Sheline Trustee, Volume 2773, Page 01, Deeds of Record, Wood County, Ohio.

Commencing at a railroad spike found, said railroad spike being the Interior Corner of Section (08) and being located at the intersection of Loe Road and Yates Road (60' R/W);

thence South 89 degrees 53 minutes 12 seconds East, along the south line of the Northeast (1/4) of said section and the centerline of Yates Road, a distance of seven hundred ninety three (793.00) feet to a mag nail set, the True Point of Beginning;

thence North 00 degrees 06 minutes 48 seconds East, a distance of five hundred ninety six and twenty three hundredths (596.23) feet to a capped (5/8) inch iron rod set (passing thru a capped (5/8) inch iron rod set at (18.00) feet);

thence South 88 degrees 37 minutes 10 seconds East, a distance of five hundred nineteen and ninety seven hundredths (519.97) feet to a capped (5/8) inch iron rod set;

thence South 00 degrees 36 minutes 33 second West, along the westerly property line of a tract of land owned by Chad L. Helms et al, Volume 2849, Page 729, Deeds of Record, Wood County, Ohio, a distance of five hundred eighty four and seventy five hundredths (584.75) feet to a mag nail set (passing thru a (1/2) inch iron rod found at (554.75) feet on the northerly right of way line of Yates Road);

thence North 89 degrees 53 minutes 12 seconds West, along the south line of the Northeast (1/4) of said section and the centerline of Yates Road, a distance of five hundred fourteen and seventy nine hundredths (514.79) feet to the point of beginning and containing (7.013) acres of land more or less, (right of way (0.355) acres) subject to all legal highways and easements,

Ad-31-08000006003 7.01 AC COM 793' E NW COR NE 1/4

The bearings referred to herein are based upon an assumed meridian and are used only for the

purpose of angular measurement.

All capped 30" x (5/8") iron rods set are stamped "BARNHISEL S-7678".

The above description is based on a field survey performed by Michael D. Barnhisel on July 25, 2017.

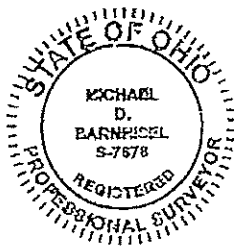
Michael D. Barnhisel

Michael D. Barnhisel

Reg. Surveyor #S-7678

5116 Huffman Road

Cygnets, Ohio 43413



APPROVED

NO PLAT REQUIRED
WOOD COUNTY PLANNING
COMMISSION

KB
8/28/17

John M. Masten
WOOD COUNTY ENGINEER

DESCRIPTION APPROVED BY:

VE REC 9-1-2017 *8/28/17* *402*

OIL AND GAS LEASE

Agreement: Made and entered into the 14th day of June 19 83 by and between NORMAN Shelton AND/OR NANCY Shelton
11328 Yates Road, Cymet, Oh. 43413

hereinafter called lessor (whether one or more), and BEB Enterprises
P.O. Box 413, Stockport, Ohio 43787

or _____ hereinafter called lessee:

Witnesseth: That the said lessor, for and in consideration of ONE 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 Bloom, County of Wood, State of Ohio, described as follows, to wit:

IRREG. MID. 74.90 A. PT. NE 1/4
W 1/2 OF NE 1/4 containing above.

of Section 8, Township 3, Range 11, and containing 75 acres, more or less.

It is agreed that this lease shall remain in force for a primary term of ONE (1) year 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 14th day of June, 1984, 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 hand of lessor and at the above named address or its successors, which shall continue as the depository regardless of changes in ownership of said land, the sum of Three Hundred Seventy Five Dollars

dollars which shall operate as a rental and cover the privilege of deferring the commencement of a well for (12) Twelve 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 of 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 fifty (50) acres and/or a gas development unit of not more than approximately one hundred sixty (160) 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.

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 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 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 inspection 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 severally 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 release 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 14th day of June, 1983

Witnesses:
Norman Shelton (SEAL)
Nancy Shelton (SEAL)
Cathi J. Sarver (SEAL)
James E. Canterbury (SEAL)
Cheri H. Shelton (SEAL)

This Instrument Prepared By: JAMES E. CANTERBURY
6829-58 SR.LIN.
MT.G.I. LEAD, O.K. 43338

STATE OF Ohio
COUNTY OF Wood
ACKNOWLEDGMENT TO THE LEASE

On this 14th day of June, A.D., 1983, before me, the undersigned, a Notary Public in and for said county, in the State aforesaid, personally appeared Norman Shelton & Nancy Shelton

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.



CATHI J. SARVER, Notary Public, State of Ohio, Acting in Wood County, Ohio

4876

Oil and Gas Lease form with fields for No., FROM, TO, Date, Section, Township, Range, No. Acres, County, Term, and recording information.

Handwritten notes and signatures at the bottom right, including 'Enw (3)' and a checkmark.