EXHIBIT MJD-2

Combined-Cycle Generation Project Site

Assessment Report

Part 2 of 4

Mary H. Fugett, et al

To) Deed

The Franklin Real Estate Company

Deed Book 132
Page 328

Filed: July 5-1960
Recording fee 3.90
Revenue Stamps 20.90
Clerk 1.00
25.80

Gray, Woods & Cooper
908 Second National Bank Building
Ashland, Ky.

PAID
THANK
7-1-60

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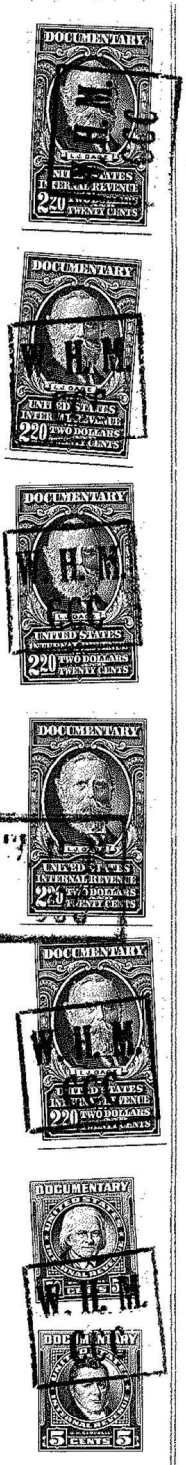
R.S. 4-11-55 PARCEL 5



LW 14140

DOCUMENT No. KY-43

WARRANTY DEED

THIS DEED OF CONVEYANCE made this 2nd day of July, 1960, by and between Maxine B. Taylor, single, of Jefferson County, Kentucky, Dan D. Ball and Betty Lou Ball, his wife, of Louisa, Kentucky, Grantors, parties of the first part, and The Franklin Real Estate Company, a Pennsylvania corporation, Grantee, party of the second part:

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold, and do hereby grant, bargain, sell and convey unto the party of the second part the following described property, to-wit:

All that certain tract of land on the Big Sandy River near the mouth of Blaine Creek in Lawrence County, Kentucky, and bounded as follows:

On the North by lands now or formerly owned by The Chesapeake and Ohio Railway Company.

On the East by lands now or formerly owned by Isaac Potter.

On the South by the centerline of the Big Sandy River.

On the West by lands now or formerly owned by Mary Fugett.

There is included as a part or all of the tract of land above described that parcel of land more particularly described by recent survey as follows:

Beginning at a point in the south right-of-way line of the Chesapeake and Ohio Railway Company's Big Sandy Branch which point is the northwest corner of

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a tract of land owned by Isaac Potter; thence leaving the railroad and with the westerly line of lands of Isaac Potter S. 30°-07' E. approximately 1930 feet to a point in the center of the Big Sandy River; thence with the center of the stream approximately 295 feet in a southwesterly direction to a point, the southeast corner of a tract of land owned by Mary H. Fugett; thence leaving the river and with the line of lands of Mary H. Fugett N. 29°-55' W. approximately 830 feet to a wild cherry in the fence; thence N. 31°-28' W. 298.0 feet to a stake in the fence; thence N. 34°-02' W. 415.7 feet to a stake in the fence; thence N. 39°-03' W. 323.2 feet to a stake in the south right-of-way line of the Chesapeake and Ohio Railroad; thence leaving the line of lands of Mary H. Fugett and with said right-of-way line N. 58°-21' E. 384.9 feet to the point of beginning, containing 13.43 acres by survey.

Together with all the right, title and interest of the parties of the first part in and to the bank, shore, bed, waters and creeks of the Big Sandy River where the same flow by or abut the above described tract of real estate and any and all right, title and interest of every character and description whatsoever, including all reversionary rights in and to any and all roads, roadways, streets, alleys, rights of way, graveyards and easements on, adjacent to or abutting the above described tract of land.

The tract or parcel of land hereby conveyed is inclusive of the parcel heretofore described, but it is intended that said tract or parcel of land shall not necessarily be limited by the specific description of said parcel and it is intended to convey by the above description all that certain tract or parcel of land south of the right of way of Kentucky State Highway Number 3 which said tract is a part of that tract or parcel of land acquired by Maxine B. Taylor and Dan D. Ball by the following:

General Warranty Deed from George Potter, Jr. and Cynthia Potter, husband and wife, to Maxine B. Taylor, dated July 27, 1956 and recorded in Deed Book 127, page 105, Lawrence County Court Clerk's

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Records.
General Warranty Deed conveying an undivided one-half (½) interest from Maxine B. Taylor, single, to Dan D. Ball, dated October 29, 1957 and recorded in Deed Book 132, page 245, aforesaid records.

TO HAVE AND TO HOLD unto the party of the second part, its successors and assigns, forever, with all appurtenances thereunto belonging, with covenant of General Warranty, subject, however, to the following:

1. Rights of way and public utility easements, if any, as are this day of legal record on said premises.

Witness the signatures of the parties of the first part, the day and date first above written.

Maxine B. Taylor

Maxine B. Taylor

Dan D. Ball

Dan D. Ball

Betty Lou Ball

Betty Lou Ball

STATE OF KENTUCKY

COUNTY OF LAWRENCE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing deed of conveyance from Maxine B. Taylor, single, Dan D. Ball and Betty Lou Ball, his wife, to The Franklin Real Estate Company, was on this day produced to me in my said County, and acknowledged by Maxine B. Taylor, Dan D. Ball and Betty Lou Ball to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name

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and affixed my Notarial seal this 2 day of July, 1960.

My Commission expires Nov. 15, 1961.

Frances F. Adams
Notary Public

(SEAL)

STATE OF KENTUCKY

COUNTY OF LAWRENCE

I, W. H. Moore, Clerk of the county court in and for the county and state aforesaid, do hereby certify that the foregoing Deed, was on the 2nd day of July, 1960, lodged in my said office for record, and that it the foregoing and this certificate has been duly recorded therein.

Witness my hand this the 22nd day of July, 1960.

W. H. Moore, Clerk

Lawrence County Court

By: Betty Remmele DC

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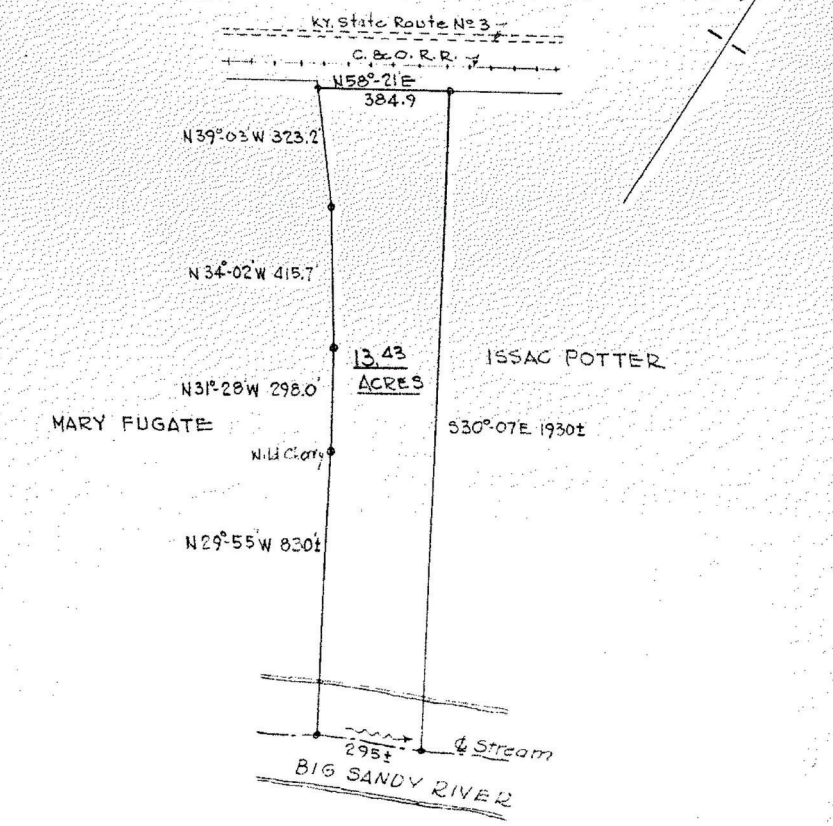

KENTUCKY POWER CO.
MAXINE TAYLOR TRACT
LAWRENCE CO. KY.
Scale 1" = 400' June 21, 1960
Fred W. Gesling, Eng. Ashland, KY.

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Maxine B. Taylor, Dan D. Ball
and Betty Lou Ball, his wife,

To) Deed

The Franklin Real Estate Company.

* * * * *

Deed Book # 132
Page 359

Filed: July 2-1960
Recording fee 3.50
Revenue Stamps 11.55
Filing Clerk 1.00
16.05



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PARCEL 6

LW 14117

DOCUMENT No. KY-44

WARRANTY DEED

THIS DEED OF CONVEYANCE made this 22nd day of July, 1960 by and between Isaac Potter, Jr., widower, of Cook County, Illinois, Grantor, party of the first part, and The Franklin Real Estate Company, a Pennsylvania Corporation, Grantee, party of the second part:

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold, and does hereby grant, bargain, sell and convey unto the party of the second part the following described property, to wit:

Those certain tracts of land situate in Lawrence County, Kentucky, as follows:

First Tract

All that certain tract of land on the Big Sandy River near the mouth of Blaine Creek in Lawrence County, Kentucky, and bounded as follows:

On the North by lands now or formerly owned by the Chesapeake and Ohio Railway Company.

On the East by lands now or formerly owned by Roy Potter and Paul Potter.

On the South by the center line of the Big Sandy River.

On the West by the lands now or formerly owned by Maxine Taylor and Dan Ball.

There is included as a part or all of the tract of land above described that parcel of land more particularly described by recent survey as follows:

Beginning at a point in the south right-of-way line of the Chesapeake and Ohio Railway Company's Big Sandy

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Branch which point bears S. 31°-39' E. 70.0 feet from Station 955+30.4 in the center of the track and is the northwest corner of a tract of land formerly owned by Roy and Paul Potter; thence leaving the right-of-way line and with the line of lands formerly owned by Roy and Paul Potter S. 30° - 07' E. approximately 1965 feet to a point in the center of the Big Sandy River; thence with the center of the stream approximately 260 feet in a southwesterly direction to a point, the southeast corner of a tract of land formerly owned by Maxine Taylor and Dan Ball; thence leaving the river and with the line of lands formerly owned by Maxine Taylor and Dan Ball N. 30°-07' W. approximately 1930 feet to a point in the south right-of-way line of the Chesapeake and Ohio Railroad; thence with said right-of-way line N. 58°-21' E. 260.0 feet to the point of beginning, containing 11.63 acres by survey.

Second Tract

All that certain tract of land on the North side of Kentucky State Route Number 3 near the mouth of Blaine Creek in Lawrence County, Kentucky, and bounded as follows:

On the North by lands now or formerly owned by the Berry Heirs.

On the East by lands now or formerly owned by Roy Potter and Paul Potter.

On the South by State Route Number 3.

On the West by lands now or formerly owned by Maxine Taylor and Dan Ball.

There is included as a part or all of the tract of land above described that parcel of land more particularly described by recent survey as follows:

Beginning at a point in the north right-of-way line of Kentucky State Highway No. 3, which point is 90 feet at right angles from the center line of said highway and bears N. 45°-43' W. 30.9 feet from the southwest corner of a tract of land formerly owned by Roy and Paul Potter; thence with said right-of-way line S. 58°-21' W. 297.0 feet to a stake, the southeast corner of a tract of land owned by Maxine Taylor and Dan Ball; thence leaving the Highway and with the easterly line of the land of Maxine Taylor and Dan Ball N. 46°-39' W. 3741.3 feet to a hickory on the ridge west of Line Branch and in the line of lands of the Berry Heirs; thence along the ridge and with

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the line of lands of the Berry Heirs N. 6°-57' E. 403.0 feet to a stake in the fence corner; thence N. 29°-35' E. 30.0 feet to a stake in the fence the northwest corner of a tract of land formerly owned by Roy and Paul Potter; thence with the line of lands formerly owned by Roy and Paul Potter S. 45°-43' E. 4064.7 feet to the point of beginning containing 28.88 acres by survey.

Together with all the right, title and interest of the party of the first part in and to the bank, shore, bed, waters and creeks of the Big Sandy River where the same flow by or abut the above described tracts of real estate and any and all right, title and interest of every character and description whatsoever, including all reversionary rights in and to any and all roads, roadways, streets, alleys, rights of way, graveyards and easements on, adjacent to or abutting the above described tracts of land.

The tracts of land hereby conveyed are inclusive of the parcels heretofore described, but it is intended that said tracts of land shall not necessarily be limited by the specific descriptions of said parcels and it is intended to convey by the above descriptions all those certain tracts of land acquired by the party of the first part by the following:

Will of Isaac Potter, dated October 31, 1921 and recorded April 22, 1925 in Will Book 4, page 126, Lawrence County Court Clerk's Records.

Commissioner's Deed from A. O. Carter, Special Commissioner, Lawrence County Court to Isaac Potter, Jr., dated September 14, 1925 and recorded September 19, 1925 in Deed Book 72, page 196, aforesaid records.

There is reserved to the Grantor, his heirs and assigns from the Second Tract hereinbefore described all minerals underlying said described tract together with the right to remove same at the election of the Grantor, his heirs, or assigns, but the facilities necessary for the removal, excavation or extraction of said minerals shall be located upon the said described tract by mutual agreement of the Grantor, his heirs or assigns, and the Grantee herein.

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TO HAVE AND TO HOLD unto the party of the second part, its successors and assigns, forever, with all appurtenances thereunto belonging, with covenant of General Warranty, subject, however, to the following:

1. Rights of way and public utility easements, if any, as are this day of legal record on said premises.

Witness the signature of the party of the first part herein the day and date first above written.

Isaac Potter Jr.
Isaac Potter, Jr.

STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing deed of conveyance from Isaac Potter, Jr., widower, to The Franklin Real Estate Company, a corporation, was on this day produced to me in my said County, and acknowledged by Isaac Potter, Jr. to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal this 22nd day of July, 1960.

My Commission expires My Commission Expires April 25, 1961.

Marvin M. O'Brien
Notary Public

(SEAL)

MARVIN M. O'BRIEN

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STATE OF KENTUCKY

COUNTY OF LAWRENCE

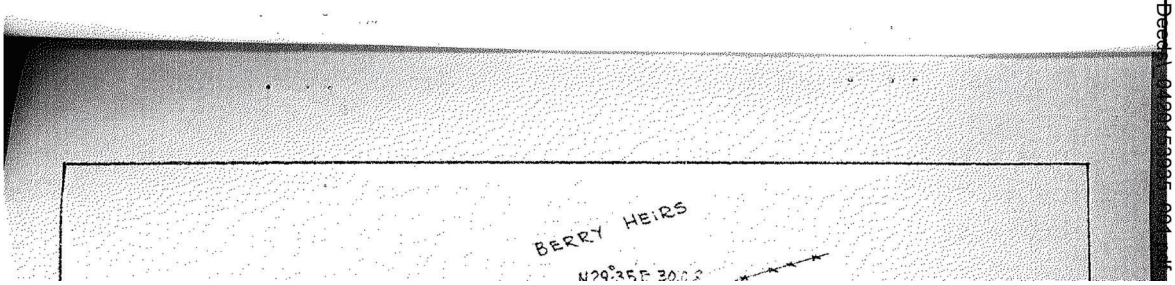
I, W. H. Moore, Clerk of the county court in and for the county and State aforesaid, do hereby certify that the foregoing Deed, was on the 25th day of July, 1960, lodged in my said office for record, and that it the foregoing and this certificate has been duly recorded therein.

Witness my hand this the 26th day of July, 1960.

W. H. Moore, Clerk

Lawrence County Court

By: Betty Romine DC



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ISAAC POTTER, JR.,
Widower,

TO: D E E D

THE FRANKLIN REAL ESTATE
COMPANY, a Pennsylvania
Corporation

Revenue Stamps 17.60
Recording fee 3.50
Filing Plat 1.00
22.10

Filed July 25-1960

Deed Book #132
Pge 362

PAID
THANKS

Gray, Woods & Cooper
908 Second National Bank Bldg
Ashland, Kentucky

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Pat. 8

DOCUMENT No. KY-46

LW 14123

THIS DEED OF CONVEYANCE made and entered into this 25th day of July, 1960 by and between Ethel Potter, widow, of Lawrence County, Kentucky, Homer Q. Potter and Virgie S. Potter, his wife, Martin Potter, Jr. and Cora Jean Potter, his wife, Roberta Potter Schwartz and Julius Schwartz, her husband, all of Franklin County, Ohio, Edith Potter Redding and Francis Redding, her husband, of Madison County, Ohio, Creed Potter and Mary Potter, his wife, of Erie County, Ohio, James E. Potter and Ada Potter, his wife, of Wood County, Ohio, and Mildred Potter Ryan and C. M. Ryan, her husband, of Jefferson County, Kentucky, Grantors, parties of the first part, and The Franklin Real Estate Company, a Pennsylvania Corporation, Grantee, party of the second part:

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant, bargain, sell and convey unto the party of the second part the following described property, to wit:

Those certain tracts of land situate in Lawrence County, Kentucky, as follows:

First Tract

KY127-0024
32.37 Ac.

All that certain tract of land on the Big Sandy River near the mouth of Blaine Creek in Lawrence County, Kentucky, and bounded as follows:

On the North by lands now or formerly owned by the Chesapeake and Ohio Railway Company.

On the East by the center line of Blaine Creek.

On the South by the center line of the Big Sandy River.

On the West by lands now or formerly owned by Roy Potter

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and Paul Potter.

There is included as a part or all of the tract above described that parcel of land more particularly described by recent survey as follows:

Beginning at a stake in the southerly right-of-way line of the Chesapeake and Ohio Railroad the northeast corner of a tract of land formerly owned by Roy and Paul Potter; thence with said southerly right-of-way line of the Chesapeake and Ohio Railroad N. 65° - 55' E. 117.0 feet; N. 66° - 53' E. 101.1 feet; N. 62° - 55' E. 100.3 feet; N. 48° - 16' E. 101.3 feet; N. 45° - 21' E. 133.4 feet; N. 58° - 21' E. 285.0 feet; S. 31° - 39' E. 50.0 feet; N. 58° - 21' E. approximately 300 feet to a point in the center of Blaine Creek; thence down the center of Blaine Creek in a southeasterly direction approximately 950.0 feet to the center of Big Sandy River; thence with the center of Big Sandy River in a southwesterly direction up said river approximately 1450 feet to the southeast corner of a tract of land formerly owned by Roy and Paul Potter; thence with the easterly line of Roy and Paul Potter Tract N. 32° - 42' W. approximately 1800.0 feet to the beginning, containing 32.37 acres by survey.

Second Tract

KY127-0025
3.530 Ac.

All that certain tract of land on the North side of Kentucky State Route Number 3 near the mouth of Blaine Creek in Lawrence County, Kentucky, and bounded as follows:

On the North by lands now or formerly owned by Charles E. Skaggs.

On the East by lands now or formerly owned by the Martin Potter Heirs.

On the South by the right of way of Kentucky State Route Number 3.

On the West by lands now or formerly owned by Roy Potter and Paul Potter.

There is included as a part or all of the tract of land above described that parcel of land more particularly described by recent survey as follows:

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Beginning at a stake in the north right-of-way line of Kentucky State Route No. 3; said stake being the south-east corner of a tract of land formerly owned by Roy and Paul Potter; thence with the line of lands formerly owned by Roy and Paul Potter N. 34° - 15' W. 551.7 feet to a stake, the south west corner of a tract of land now or formerly owned by Charles E. Skaggs; thence up the hill with the line of land now or formerly owned by Charles E. Skaggs N. 40° - 17' E. 262.6 feet to a stake, said stake being at the point where a line parallel to and 10.0 feet west of the westerly fence line of the Potter Cemetery intersects the line of lands of Charles E. Skaggs; thence leaving Skaggs line and down the hill along said parallel line S. 35° - 30' E. 613.3 feet to a stake in the northerly right-of-way line of Kentucky State Route No. 3; thence with said right-of-way line S. 58° - 21' W. 65.9 feet; thence S. 31° - 39' E. 20.0 feet; thence S. 58° - 21' W. 200.1 feet to the point of beginning containing 3.53 acres by survey.

Together with all the right, title and interest of the parties of the first part in and to the bank, shore, bed, waters and creeks of the Big Sandy River where the same flow by or abut the above described tracts of land and any and all right, title and interest of every character and description whatsoever, including all reversionary rights in and to any and all roads, roadways, streets, alleys, rights of way, graveyards and easements on, adjacent to or abutting the above described tracts of land.

The tracts of land hereby conveyed are inclusive of the parcels heretofore described, but it is intended that said tracts of land shall not necessarily be limited by the specific descriptions of said parcels and it is intended to convey by the above descriptions all that certain tract of land south of the Chesapeake and Ohio Railway right of way and all that certain tract of land north of the right of way of Kentucky State Route Number 3 and ten feet west and parallel to the westerly fence line of the Potter Heirs Cemetery acquired by the parties of the first part by the following:

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Will of Martin Potter, dated October 22, 1949 and recorded June 2, 1950 in Will Book 5 page 101, Lawrence County Court Clerk's Records. See also Affidavit of Descent of the Heirs of Martin Potter, dated JULY 25, 1960 and recorded in Deed Book 133, page 384, aforesaid records.

The grantor, Ethel Potter, widow, reserves from Tract I hereinbefore described for and during her lifetime for the sole purpose of a place of residency, without rental obligation, a certain tract of land including the dwelling house which said tract is more particularly described as follows:

> Beginning at a point in the southerly right of way line of the Chesapeake and Ohio Railroad, said point being easterly along the southerly right of way line of the Chesapeake and Ohio Railroad 318.4 feet from the northwest corner of the above described first tract (which is the beginning corner of said tract); thence with the south right of way line of the Chesapeake and Ohio Railroad N. 48° - 16' E. 101.3 feet; N. 45° - 21' E. 111.9 feet; thence leaving the right of way line, S. 31° - 39' E. 229.6 feet; S. 58° - 21' W. 209.0 feet; N. 31° - 39' W. 188.4 feet to beginning, containing 1 acre by survey.

In the event the said tract is vacated, abandoned or used for purposes other than residential by Ethel Potter, the grantee may exercise it's rights as the owner thereof and take immediate possession of the property. During the term of occupancy of said tract by Ethel Potter, the grantee shall pay any and all real estate taxes and assessments, if any, levied on same. The Grantor, Ethel Potter, during the aforesaid period of occupancy shall be responsible for the maintenance and repairs to the improvements on said reserved tract and shall maintain the dwelling in a satisfactory state of repair. The grantor, Ethel Potter, shall release and she does hereby release the Grantee of any and all claims of any nature whatsoever in connection with the use and occupancy of said reserved tract.

Pursuant to the terms of the option on the above described property, the parties of the first part agree and direct that the payment of the consideration for this conveyance be made to Ethel Potter, the receipt of which is hereby acknowledged by the execution of this deed by the said Ethel Potter.

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TO HAVE AND TO HOLD unto the party of the second part, its successors and assigns, forever, with covenant of General Warranty, subject, however, to the following:

1. Rights of way and public utility easements, if any, as are this day of legal record on said premises.

Witness the signatures of the parties of the first part herein the day and date first above written.

Ethel Potter
Ethel Potter

Homer Q. Potter
Homer Q. Potter

Virgie S. Potter
Virgie S. Potter

Martin Potter, Jr.
Martin Potter, Jr.

Cora Jean Potter
Cora Jean Potter

Roberta Potter Schwartz
Roberta Potter Schwartz

Julius Schwartz
Julius Schwartz

Edith Potter Redding
Edith Potter Redding

Francis Redding
Francis Redding

Creed Potter
Creed Potter

Mary Potter
Mary Potter

James E. Potter
James E. Potter

Ada Potter
Ada Potter

Mildred Potter Ryan
Mildred Potter Ryan

C. M. Ryan
C. M. Ryan

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STATE OF KENTUCKY

COUNTY OF LAWRENCE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing deed of conveyance from Ethel Potter, et al., to The Franklin Real Estate Company, was on this day produced to me in my said County, and acknowledged by Ethel Potter, widow, to be her act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal this 29th day of July, 1960.

My Commission expires November 21, 1963.

(SEAL)

Christine Darrell
Notary Public

STATE OF OHIO

COUNTY OF FRANKLIN

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing deed of conveyance from Ethel Potter, et al., to The Franklin Real Estate Company, was on this day produced to me in my said County, and acknowledged by Homer Q. Potter and Virgie S. Potter, his wife, Martin Potter, Jr., and Cora Jean Potter, his wife, Roberta Potter Schwartz and Julius Schwartz, her husband, and Edith Potter Redding and Francis Redding, her husband, to be their act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal this 25th day of July, 1960.

My Commission expires FRED MILLS Notary Public, Franklin County, Ohio My Commission Expires Nov. 20, 1960.

(SEAL)

Fred Mills
Notary Public

AEP Public--No Risk--07/25/1960--Deeds_042015229_001.pdf

STATE OF OHIO

COUNTY OF ERIE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing deed of conveyance from Ethel Potter, et al., to The Franklin Real Estate Company, was on this day produced to me in my said County, and acknowledged by Creed Potter and Mary Potter, his wife, to be their act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal this 26th day of July, 1960.

My Commission expires 4-9-62.

(SEAL)

Amelia Maurer
Notary Public

STATE OF Kentucky

COUNTY OF Campbell

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing deed of conveyance from Ethel Potter, et al., to The Franklin Real Estate Company, was on this day produced to me in my said County, and acknowledged by James E. Potter and Ada Potter, his wife, to be their act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal this 27th day of July, 1960.

My Commission expires August 29- 1962.

(SEAL)

Adele B. King
Notary Public

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STATE OF KENTUCKY
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing deed of conveyance from Ethel Potter, et al., to The Franklin Real Estate Company, was on this day produced to me in my said County, and acknowledged by Mildred Potter Ryan and C. M. Ryan, her husband, to be their act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal this 27th day of July, 1960.

My Commission expires March 30th, 1964.

William A Allwee
Notary Public

STATE OF KENTUCKY
COUNTY OF LAWRENCE

I, W. H. Moore, Clerk of the County court in and for the County and State aforesaid, do hereby certify that the foregoing Deed, was on the 29th day of July, 1960, lodged in my said office for record, and that it the foregoing and this certificate has been duly recorded therein.

Witness my hand this the 1st day of August, 1960.

W. H. Moore, Clerk
Lawrence County Court
By: Betty Romesh DC

AEP Public - No Risk - 07/25/1960 - Deeds_042015_3229_001.pdf

ETHEL POTTER, WIDOW, ET AL.,

TO: D E E D

THE FRANKLIN REAL ESTATE
COMPANY, A Pennsylvania
Corporation

Deed Book 132
Page 379

Filed July 29-1960

Revenue Stamp 3.95

Recording fee 5.10

Recording Plat 1.00

44.05

Mail to:

Gray, Woods & Cooper
908 Second National Bank Bldg.
Ashland, Kentucky

PAID
THANK
Call

AEP Public - No Risk - 07/25/1960 - Deeds_0420153229_001.pdf



LW 14122

THIS DEED OF CONVEYANCE, made and entered into on this 21st day of July, 1961, by and between Pauline Foust and Forest Foust, her husband, LaMesa, California, first parties, and The Franklin Real Estate Company, a Pennsylvania corporation, with offices at 21 South First Street, Newark, Ohio, second party.

W I T N E S S E T H:

That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the parties of the first part have bargained and sold, and do hereby grant, bargain, sell and convey unto the party of the second part, all their undivided one-fifth (1/5) interest in and to the oil and mineral rights, reserved by them in the following described real estate, to-wit:

First Tract

All that certain tract of land on the Big Sandy River near the mouth of Blaine Creek in Lawrence County, Kentucky, and bounded as follows:

On the North by lands now or formerly owned by C. & O. Railway Company.
On the East by lands now or formerly owned by Martin Potter heirs.
On the South by the center line of the Big Sandy River.
On the West by lands nor or formerly owned by Hugh Isaac Potter.

Beginning at a point in the south right-of-way line of the Chesapeake and Ohio Railway Company's Big Sandy Branch which point is 70 feet at right angles from Station 955+30.4 in the center of the track and is the northeast corner of a tract of land now owned by Hugh Isaac Potter, thence with said right-of-way line N. 58° - 21' E. 530.4 feet to a point; thence continuing with said right-of-way line and along the toe of

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the old railroad fill N. 64° - 55' E. 117.6 feet to a stake in the fence line a corner to lands of the Martin Potter Heirs; thence with the line of lands of the Martin Potter Heirs S. 32° - 42' E. approximately 1750 feet to a point in the center line of the Big Sandy River, thence with said center line up stream approximately 750 feet in a southwesterly direction to a point a corner to lands of Hugh Isaac Potter; thence leaving the center line of the river and with the line of lands of Hugh Isaac Potter N. 30° - 07' W. approximately 1915 feet to the point of beginning, containing 29.8 acres by survey.

All that certain tract of land on the north side of Kentucky State Route No. 3 near the mouth of Blaine Creek in Lawrence County, Kentucky, and bounded as follows:

On the North by Blaine Creek and by lands now or formerly owned by Berry Heirs.
On the East by lands now or formerly owned by Fred Sparks, Charles Scaggs and Martin Potter Heirs.
On the South by State Route No. 3.
On the West by lands now or formerly owned by Hugh Isaac Potter.

There is included as a part or all of the tract of land above described that parcel of land more particularly described by recent survey as follows:

Beginning at a stake in the northerly right-of-way line of Kentucky State Route No. 3 at the Southeast corner of a tract of land now owned by Hugh Isaac Potter, thence with the line of lands of said Potter N. 45° - 43' W. 4095.6 feet to a stake on the top of the ridge on the West side of Line Branch and in the line of the lands of the Berry Heirs; thence leaving the lands of Hugh Isaac Potter and down the hill with the lines of lands of the Berry Heirs N. 29° - 35' E. 304.8 feet to a stake in the fence corner, thence N. 20° - 46' E. 188.7 feet to a large mulberry in the fence; thence N. 23° - 37' E. 220.2 feet to a sycamore in the fence at a small drain, thence N. 5° - 58' E. 243.4 feet to a large sycamore in the Line Branch; thence crossing Line Branch N. 9° - 47' E. 135.6 feet to a stake in a fence corner, thence N. 29° - 32' E. 136.8 feet to a stake in a fence corner, thence N. 43° - 22' E. 117.4 feet to a stake in a fence corner, thence N. 23° - 00' E. passing a large sycamore approximately 210 feet to a point in the center of Blaine Creek just below the mouth of Line Branch; thence with the center of Blaine Creek in a northeasterly direction approximately 350 feet to a point opposite a large elm, a corner of lands of Fred Sparks, thence leaving the creek and with the line of lands of Fred Sparks S. 40° - 30' E. approximately 83 feet to a stake in the fence; thence continuing with the line of lands of Fred Sparks S. 62° - 25' W. 331.8 feet to a stake in the fence, thence S. 29° - 52' W. 209.9 feet to a stake on the side of the hill, thence up the hill S. 55° - 12' E. 229.7 feet to a small maple in the fence;

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thence S. 82° - 33' E. 179.0 feet to a black oak in the fence; thence S. 65° - 39' E. 258.2 feet to a stake in a fence corner on the top of a point; thence N. 73° - 39' E. 337.2 feet to a stake in a fence corner on the center of the point; thence with the fence and the center of the point S. 45° - 08' E. 415.60 feet to a small dogwood; S. 33° - 19' E. 64.4 feet to a stake; S. 18° - 21' E. 179.8 feet to a hickory; S. 32° - 46' E. 72.9 feet to a large ash, S. 39° - 51' E. 134.90 feet to a stake; S. 29° - 48' E. 120.8 feet to a small locust in the fence on the center of the point a corner to lands of Fred Sparks and Chas. Skaggs; thence leaving the lines of Fred Sparks and with the lines of lands of Chas. Skaggs and continuing along the center of the point S. 16° - 43' E. 308.3 feet to a stake in a fence corner, thence S. 26° - 42' W. 632.1 feet to a stake in a fence corner, thence down the hill and continuing with Skaggs line S. 45° - 25' E. 1634.0 feet to a sycamore in the fence near the foot of the hill, thence continuing with the lines of Skaggs and with the line of lands of Martin Potter Heirs S. 34° - 15' E. 850.0 feet to a stake in the northerly right of way line of Kentucky State Route No. 3; thence with said right-of-way line S. 58°-21' W. 571.0 feet to the beginning, containing 104.73 acres by survey.

Being the interest reserved in the deed from Pauline Foust and Forest Foust to Roy Potter and Betty Potter, dated January 21, 1959 and recorded in Deed Book 131, page 42, Lawrence County Court Clerk's office. Being a part of the property inherited by Pauline Foust under the will of K. C. Potter recorded in Will Book 5, page 233, Lawrence County Court Clerk's Office.

TO HAVE AND TO HOLD unto the party of the second part, its successors and assigns, forever, with all appurtenances thereunto belonging, with covenants of general warranty.

IN TESTIMONY WHEREOF, the parties of the first part have hereunto subscribed their names, the day and year first above written.

Pauline Foust
PAULINE FOUST

Forest Foust
FOREST FOUST

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STATE OF CALIFORNIA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that the foregoing deed from Pauline Foust and Forest Foust, her husband, to The Franklin Real Estate Company, a Pennsylvania corporation, was on this day produced to me in my county and duly acknowledged by the said Pauline Foust and Forest Foust, her husband, to be their act and deed.

WITNESS my hand and notarial seal this 21 day of July, 1961.

My Commission expires 10-6-61.

Seal

Fred K. Brisso
NOTARY PUBLIC, _____ COUNTY, CALIFORNIA.

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STATE OF KENTUCKY

COUNTY OF LAWRENCE

I, W. H. Moore, Clerk of the county court in and for the county and State aforesaid, do hereby certify that the foregoing Deed was on the 25th day of July, 1961, lodged in my said office for record, and that it the foregoing and this certificate has been duly recorded therein. Witness my hand this the 28th day of July, 1961.

W. H. Moore, Clerk

Lawrence County Court

By; Berta Kennedy DC

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