

Dix Weaver "Senseman North" 54.42 acres

Legal Description:

Tract 3: Eighty-seven (87) rods off the North end of the Northwest Quarter (¼) of Section Thirty (30) Township Eleven (11) North, Range Nine (9) West. Containing Sixty-one (61) acres, more or less.

Except that part thereof conveyed unto Leon A. Anders and Florena Theresa Margaret Anders, husband and wife, as shown by instrument dated May 7, 1956, and record in Deed Record 296, Page 91;

Also, except that part thereof conveyed unto Wayne E. Woods and Beverly Jo Woods, husband and wife, as shown by instrument dated November 4, 1957, and recorded in Deed Record 306, Page 297;

Also, except that part thereof conveyed unto Robert V. Oxendine and Uldine A. Oxendine, husband and wife, as shown by instrument dated December 11, 1957, and recorded in Deed Record 307, Page 132;

Also, except that part thereof conveyed unto Martin Anderson and Ethele B. Anderson, husband and wife, as joint tenants and not as tenants in common, as shown by instrument dated August 22, 1959, and recorded in Deed Record 318, page 271;

Also, except that part thereof conveyed unto Lester William Mitchel and Frances Maxine Mitchel, husband and wife, as shown by instrument dated September 4, 1959, and recorded in Deed Record 319, page 6;

Also, except that part thereof conveyed unto Robert L. Eslinger and or Katherine G. Eslinger, husband and wife, as shown by instrument dated July 1, 1960, and recorded in Deed Record 321, page 875.

24. Easement to Indiana Electric Company, together with the terms and conditions thereof, dated May 1, 1924 and recorded October 24, 1924 in Record Book 176, Page 259. (Tract 3)
25. Pipe Line Easement to Socony-Vacuum Oil Company, Inc., together with the terms and conditions thereof, dated April 11, 1939 and recorded June 14, 1939 in Record Book 215, Page 154. (Tract 3)
26. Electric Pole Lie Easement to Public Service Company of Indiana, Inc., together with the terms and conditions thereof, dated July 28, 1942 and recorded August 11, 1942 in Record Book 225, Page 389. (Tract 3)
27. Terms and conditions of Oil and Gas Lease, to Mapco Production Company dated February 19, 1981 and recorded March 23, 1981 in Lease Record Book 7, Page 403; Affidavit regarding Assignment of Interest in Oil and Gas Leases dated July 8, 1993 and recorded July 13, 1993 in Miscellaneous Record Book 204, Page 605. (Tract 3)
28. Terms and conditions of Oil and Gas Lease, dated January 17, 1992 and recorded January 12, 1993 in Lease Record Book 8, Page 756; which is further affected by the following:
 - a. Memorandum of Option dated January 17, 1992 and recorded March 16, 1992 in Miscellaneous Record Book 201, Page 793.
 - b. Termination and Extinguishment of Overriding Royalty Interest dated September 23, 1993 and recorded October 8, 1993 in Release Record Book 69, Page 1407.
 - c. Assignment of Interest in Oil and Gas Leases dated September 23, 1993 and recorded October 8, 1993 in Release Record Book 69, Page 1413.
 - d. Assignment of Interest in Oil and Gas Leases dated April 8, 1993 and recorded August 2, 1993 in Release Record Book 68, Page 749.(Tract 3)
29. Terms and conditions of Oil and Lease, together with the terms and conditions thereof, to Meridian Energy Corporation dated May 23, 2001 and recorded August 13, 2001 in Instrument Number 200116131; assigned by Assignment of Oil and Gas Leases dated February 4, 2004 and recorded February 18, 2004 in Instrument Number 2004002760. (Tract 3)
30. Matters disclosed on the survey prepared by Peter L. Arnold RLS# S0564 Job No. 4183.001 dated December 16, 2002 and recorded December 23, 2002 in Instrument Number 200236233. (Tract 3)
31. Gas Line Easement, together with the terms and conditions thereof, to Indiana Gas Company, Inc., dated January 8, 2003 and recorded April 29, 2003 in Instrument Number 200312780. (Tract 3)

South 127.78 acres – Dix Weaver “Senseman Farm”

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Situated in Vigo County, State of Indiana, to-wit:

Tract 1, Parcel 1: The North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of Section Twenty-two (22), Township Ten (10) North, Range Nine (9) West.

Tract 1, Parcel 2: Thirty (30) acres of even width off the South end of the West One-half (W 1/2) of the South East Quarter (SE 1/4) of Section Fifteen (15), Township Ten (10) North, Range Nine (9) West.

Tract 1, Parcel 3: Beginning Thirty-two (32) rods East of the Northwest corner of the following described real estate to-wit: The West half of the Southeast Quarter of Section 15, Township 10 North, Range 9 West; except that part of the Northwest Quarter of the Southeast Quarter of Section 15, lying North of the gravel road, running through said Quarter Quarter Section; running thence East 28 rods, thence South 40 rods, thence West 28 rods, thence North 40 rods to the place of beginning.

Tract 2: Being a part of the East half of the Southwest Quarter of Section 15, Township 10 North, Range 9 West, of the Linton Township, Vigo County, Second Principal Meridian, Indiana; and more particularly described as follows: Beginning at a point S-00°00'00"-W (Assumed Bearing) 907.50 feet (Record) 920.58 feet (Actual) from an iron pipe found at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 15, Township 10 North, Range 9 West; thence running S-00°00'00"-W along the West line of said East half of the Southwest Quarter 1,718.70 feet to an iron pipe found at the southwest corner of the East half of the Southwest Quarter; thence S-89°28'40"-E 1,327.57 feet to an iron pin set at the Northeast corner of an existing corner post; thence N-00°03'29"-E 1,675.31 feet to an existing iron pipe in the center of Hook Drive; thence N-88°39'05"-W along the center line of Hook Drive 1,329.58 feet to the point of beginning. Containing 50.78 acres, more or less.

15. Terms and conditions of Oil and Gas Lease, to Lion Oil Company, dated June 6, 1972 and recorded July 18, 1972 in Record Book 5, Page 812; assigned by Assignment of Oil and Gas Leases dated June 2, 1973 and recorded July 19, 1973 in Release Book 11, Page 360. (Tract 1)
16. Terms and conditions of Underground Coal Lease to Cardinal Coal dated June 6, 1981, and recorded June 9, 1981 in Lease Record Book 7, Page 490. (Tract 1)
17. Terms and conditions of Oil and Gas Lease, to Benchmark Resources Corp, dated December 2, 1984 and recorded April 9, 1985 in Record Book 8, Page 95. (Tract 1)
18. Terms and conditions of Oil and Gas Lease, to Benchmark Resources Corp. dated December 2, 1984 and recorded April 9, 1985 in Lease Record Book 8, Page 96. (Tract 1)
19. Terms and conditions of Oil and Gas Lease, dated October 5, 2005 and recorded November 15, 2005 in Instrument Number 2005021631; which is further affected by the following:
 - a. Assignment of Overriding Royalty Interests, dated August 2, 2007 and recorded August 8, 2007 in Instrument Number 2007011818.
 - b. Assignment of Oil and Gas Leases, dated August 2, 2007 and recorded February 2, 2008 in Instrument Number 2008001998.
 - c. Partial Assignment of Oil and Gas Leases, dated October 14, 2008 and recorded October 17, 2008 in Instrument Number 2008014705.
 - d. Partial Assignment of Oil and Gas Leases, dated December 9, 2008 and recorded December 15, 2008 in Instrument Number 2008017707.(Tract 1)
20. Terms and conditions of Oil and Gas Lease, to Buttes Resources Company, dated February 3, 1982 and recorded August 20, 1982 in Lease Record Book 7, Page 661. (Tract 2)
21. Terms and conditions of Oil and Gas Lease, to Benchmark Resources Corp., dated January 5, 1985 and recorded April 9, 1985 in Lease Record Book 8, Page 86; Assigned by Assignment of Oil and Gas Leases dated April 1, 1985 and recorded May 17, 1985 in Release Record Book 28, Page 461. (Tract 2)
22. Agreement for Easement, together with the terms and conditions thereof, to Sullivan-Vigo Rural Water Corporation, dated January 13, 2003 and recorded February 12, 2003 in Instrument Number 200304002. (Tract 2)
23. Terms and conditions Oil and Gas Lease, to Wasatch Land & Energy, LLC, dated November 21, 2011 and recorded February 10, 2012 in Instrument Number 2012001590; Assigned by Assignment, Bill of Sale and Conveyance dated May 16, 2013 and recorded June 15, 2013 in Instrument Number 2013007359. (Tract 2)