

EXCEPTING AND RESERVING, however all of the coal of whatever kind in and underlying the above described tract of land, except 10 acres of the C vein or seam of coal under the buildings erected thereon and all of the D vein or seam of coal under said tract of land, together with the rights of ingress, egress and regress into, upon, through, over, along and across the lands above described, for the purpose of examining and searching for, and of mining, manufacturing and preparing the said coal for market, and of mining, manufacturing and removing the same BKI374PG509 from the date hereof, and other coal now owned or that may hereafter be acquired by predecessors in title Grantor, and their heirs and assigns, and for these purposes to build road, railroads and drains upon and under the surface of said lands, and to locate and erect such chutes, tipples, buildings and other structures, with the necessary curtilage as may be necessary and proper for the convenient use and workings of the mines or works in connection therewith, and with the right to deposit the dirt or waste of the said mines or works upon the surface convenient thereto; together with the release of damages as set forth in Deed from Benjamin L. Stephens and J. Blanche Stephens, husband and wife, to Kathryn Stephens, dated November 5, 1941, recorded in the Office aforesaid in Deed Book Volume 322, page 385. TO the extent applicable to the remaining acreage hereby conveyed, this conveyance is subject to the exception and reservation of 2 acres at the southwest corner, and 4 acres at the northeast corner, of the original tract, excepted and reserved for the purpose of operation of the C vein or seam of coal, as set forth in the Deed recited above under which William C. Leasure and Dorothy H. Leasure, husband and wife, acquired title to the subject tract. THE above described tract of land is shown on the Assessment Records of Indiana County, Pennsylvania, as Parcel No. 13-011-113.

This deed is saying:

The land was sold, but most of the coal rights were not included.

Someone else kept ownership of the coal under the property.

More specifically:

1. **All coal under the property was reserved by a prior owner**, meaning the surface land may have been conveyed, but the coal/mineral rights were kept separate.
2. There are possible exceptions:
 - **10 acres of the “C vein” coal under the buildings**
 - **All of the “D vein” coal under the tract**
3. In plain English, those specific coal seams may not have been reserved, but the wording is old and should be confirmed by a title attorney.
4. The coal owner also kept very broad rights to access and use the land in order to mine the coal. That includes the right to:
 - Enter the property

- Cross over the land
 - Search for coal
 - Mine coal
 - Remove coal
 - Build roads, railroads, drains, chutes, tipples, buildings, and other mining structures
 - Use parts of the surface land for mine operations
 - Deposit dirt, rock, or mining waste on the surface
5. The deed also refers back to an older deed from **November 5, 1941**, which apparently included a **release of damages**. That could mean the landowner may have limited ability to claim damages if mining activity affects the surface.
6. The conveyance is also subject to another older reservation involving:
- **2 acres in the southwest corner**
 - **4 acres in the northeast corner**
7. Those areas were apparently reserved for operation of the **C vein coal seam**.
8. The property is identified in Indiana County, Pennsylvania tax records as:

Parcel No. 13-011-113