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AUGUST 4, 2022

Dear Mr. Shirey,

Per your request we reviewed the property owned by Samuel Scott. That property was Map Number 50-14-00-0-134-00-000 in Hempfield Township and contained approximately 35.80 acres.

The chain of title summarized as follows:

1. Samuel Scott from Della Scott via deed dated 6/29/1966, recorded 7/1/1966 at deed book 1938/313;
2. Della Scott from Adolph Burger & Elizabeth Burger, his wife, via deed dated and recorded 11/19/1945 at deed book 1224/540;
3. Adolph Burger & Elizabeth Burger, his wife, from Harry A. Byers & Mary M. Byers his wife, via deed dated 1/3/1935 at deed book 967/454;
4. Harry A. Byers from Laura Dry (aka Laurah) & William H. Dry, her husband, via deed Dated 6/16/1934 at deed book 954/384 and
5. Laurah Day from Bell Kerr via operation and probate of the Will of Bell Kerr at Will Book 21/209.

There were no instances of severance of the Oil and Gas Rights on the parcel from 1930 to present. It does not appear the coal rights remain in the title.

There were Oil and Gas Leases approximately 90-100 years ago on the parcel as follows:

1. Oil and Gas Lease from Laura Dry Et Vir to American Natural Gas via Deed at 859/45 which was recorded 9/1/1926;
2. Oil and Gas Lease from Laura Dry to American National Gas via Deed at 859/47 dated 7/30/1924; and
3. Oil and Gas Lease from Adolph Burger to Peoples Natural Gas Company via deed at 1058/402 dated 2/24/1930.
 - a. There were a few extensions on this.

There exists an easement from Samuel Scott to Texas Eastern Pipeline Corporation via deed at 2026/341, considered a Right of Way.

There was no leasing activity from either Della Scott or Samuel Scott of record. It does appear that Adolph Burger owned the oil and gas rights prior to granting the entire fee interest to Della Scott. There was no mention or recordation of any carve out of the Oil and Gas Rights on that deed. Further, there was no carve out of any exception of the Oil and Gas Rights from the Deed from Della Scott granting to Samuel Scott.

It appears with the preliminary search that the Oil and Gas Rights do exist in the interest of Samuel Scott, or the estate, although they have not been leased for many decades.

If you have question give me a call.

Yours very truly,

MEARS, SMITH, HOUSER
& BOYLE, P.C.

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MDL