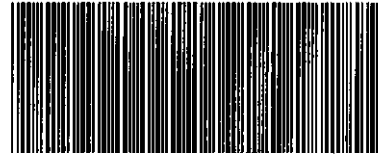


RECORDER OF DEEDS
ELK COUNTY

Peter Weidenboerner

Elk County
240 Main Street
P.O. Box 314
Ridgway, PA 15853
Phone: (814) 776-5347



0186203-0007K

RECORDING COVER PAGE

Page 1 of 15

Document Type: Quit Claim Deed
Document Date: 10/20/2011 09:03:57 AM
Document Number: 2011-003471

Transaction #: 208621
Document Page Count: 14

RETURN TO:
SENECA RESOURCES CORPORATION
5800 CORPORATE DRIVE SUITE 300
PITTSBURGH, PA 15237

SUBMITTED BY:
SENECA RESOURCES CORPORATION
5800 CORPORATE DRIVE SUITE 300
PITTSBURGH, PA 15237

DOCUMENT REFERENCE NAME:

CONSIDERATION/SECURED AMT: \$284,297.00
FEES / TAXES:

Recording Fee: Quit Claim Deed	\$42.00
State RTT	\$2,842.97
Millstone Township RTT	\$1,421.48
Forest Area RTT	\$1,421.49
Additional Names Fee	\$2.00
Additional Pages Fee	\$20.00
Parcel Id Fee	\$20.00

Total: \$5,769.94

Document Number: 2011-003471
Recorded Date: 10/20/2011

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
Elk County, Pennsylvania



P. W. Weidenboerner

P. W. Weidenboerner
Recorder of Deeds

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE MAY NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT
FOR ANY ADDITIONAL INFORMATION.

DO NOT REMOVE - THIS PAGE IS PART OF THE RECORDED DOCUMENT.

QUITCLAIM DEED

Made the 18th Day of JANUARY, Two Thousand ELEVEN

BETWEEN David Gealey and Maureen Gealey, husband and wife, of 26571 North Highway 1, Fort Bragg California 95437-9568; **Peter Gealey and Mary Gealey**, husband and wife, of 30161 Simpson Lane, Fort Bragg, California 95437-9586; **Scott Christopherson and Eileen Christopherson**, husband and wife, of 326 Camaritas Avenue, South San Francisco, California 94080; **Karen Christopherson Fitzpatrick and Brian Fitzpatrick**, wife and husband, of 3706 Redwood Circle, Palo Alto, California 94306; **Carol Ann Christopherson Stout and Robert Stout**, wife and husband, of 4095 Millagra Drive, Fallbrook, California 95405; **Linda Lauer**, single, 2411 Carrelton Drive, Champaign, IL 61821-4763; **Deborah Morton a/k/a Deborah Christopherson**, widow of Lawrence Christopherson, of P.O. Box 2966, Santa Cruz, California, 95063; and **Loni Christopherson** of 326 Camaritas Avenue, South San Francisco, California 94080 -----**GRANTORS,**

AND

June H. Sorg, Daniel R. Freeburg, and Ron Beimel, Commissioners of Elk County, Pennsylvania, -----**GRANTEES,**

WITNESSETH, that intending to be legally bound and for good consideration in hand paid, the Grantor quitclaims unto Grantees any right or interest that Grantor may have in the **oil and gas rights** underlying that certain piece, parcel or lot of land situate, lying and being in Warrants 2533, 2542, and 2548 in Millstone Township, Elk County, Pennsylvania, bound and described as follows, to-wit:

Beginning at a point, being the southeastern corner of Warrant 2548; thence, North 89 West, 60.51 chains; thence North 0 East, 40.5 chains; thence South 89 West, 6.66 chains; thence South 86 West, 18.07 chains; thence South 0 West, 39.35 chains; thence North 89 West, 31 chains; thence South 0 West, 74.57 chains; thence North 88 West, 2.87 chains; thence North 61 West, 9.01 chains; thence North 54 West, 6.88

QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS

DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW

chains; thence North 48 West, 12.31 chains; thence North 29 East, 1.07 chains; thence North 14 East, 9.32 chains; thence North 90 West, 1.97 chains; thence South 33 West, 5.49 chains; thence South 68 West, 4.99 chains; thence North 64 West, 2.06 chains; thence North 65 West, 7.75 chains; thence South 69 West, 14.26 chains; thence South 55 West, 12.59 chains; thence South 31 West, 12.63 chains; South 30 West, 8.67 chains; thence South 40 West, 3.83 chains; thence North 89 West, 39.61 chains; thence North 0 East, 27.33 chains; thence South 89 East, 17.5 chains; thence North 0 East, 40 chains; thence South 89 East, 12.49 chains; thence North 0 East, 16.5 chains; thence North 1 West, 33.21 chains; thence North 89 West, 30 chains; thence North 1 East, 52.5 chains; thence South 89 East, 115.75 chains; thence South 89 East, 121 chains; thence South 0 West, 81.62 chains, to the place of beginning.

Excepting and reserving, however, two parcels of land, bound and described as follows:

Description of said Exception No. 1; Beginning at corner 1, common to land of the Dickey Estate, within Warrant 2548, W of the Old Olean Road, in the clear on a gentle SW slope, a 1" solid iron bar 6" above ground, a 2" x 48" iron pipe in a mound of stones;

Thence with four lines of the Dickey Estate, S 86° 52' W, 24.58 chains to corner 2, in a scattered young growth of white oak on a gentle SE slope, a 1" iron pipe, a 2" x 48" iron pipe in a mound of stones;

Thence N 08° 57' W, 21.44 chains to Corner 3, in the NW corner of a cleared field, on a gentle NW slope, a 2" iron pipe with three pine stump witnesses, a 2" x 48" iron pipe in a mound of stones;

Thence N 86° 52' E, 24.58 chains to Corner 4, in a second growth of white oak on a gentle rocky SW slope, a 2" x 48" iron pipe in a mound of stones;

Thence S 08° 57' E, 21.49 chains to the place of beginning, containing 52.49 acres, be the same more or less, being the same land conveyed by William Dickey et al. to Anne E. Gregg in 1913, lying at the head of Gregg Run, a branch of Milestone Creek, tributary to the Clarion River.

Description of said Exception No. 2: Beginning at Corner 1, common to land of the Dickey Estate, on a W slope an iron pin driven flush with the surface of the ground, a 2" x 48" iron pipe in a mound of stones;

QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS

DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW

Thence with seven lines of the Dickey Estate, S 09° 21' W, 5.11 chains to corner 2, on a west slope, a 1¼" iron pipe flush with surface of ground, a 2" x 48" iron pipe in a mound of stones;

Thence N 89° 58' W 1.50 chains to a Corner 3, on a W slope about 0.08 chain E of the NE corner of an old barn, a 2" x 48" iron pipe in a mound of stones;

Thence N 01° 03' W 5.37 chains to Corner 4, on a W slope, at corner of a fence bearing N, S and E, a 2" x 48" iron pipe in a mound of stones;

Thence N 10° 59' E 5.77 chains to Corner 5, on a W slope at corner of fence bearing S 10° W and E, about 0.70 chain E of the road to Marienville, a 2" x 48" iron pipe in a mound of stone;

Thence S 80° 51' E 2.96 chains to Corner 6, on a rocky W slope at edge of second growth white oak, a 2" x 48" iron pipe in a mound of stones;

Thence S 11° 01' W 5.62 chains to Corner 7, in the clear on a W slope about 0.06 chain S of the center of the south foundation wall of abandoned schoolhouse, a 2" x 48" iron pipe in a mound of stones;

Thence N 83° 36' W, 0.50 chain to the place of beginning, containing 2.71 acres be the same more or less; being the same land now owned by Joseph Moore and John Van Tassel near the mouth of the Millstone Creek, originally conveyed by William Dickey, et al. to Joseph Moore and others by various deeds.

Being part of Uniform Parcel Identifier 08-09-004-5521.

The Grantors are descendants of William Kelso. William Kelso died testate on March 3, 1903. His will was admitted to probate in the Jefferson County Register of Wills Office in Will Book 3, page 255. In his will, Kelso devised the rest, residue, and remainder of his estate to his wife, Mary Kelso, and his daughters, Annabel Kelso Smith, Jennie Kelso Gealey, and Myrtle May Kelso Reitz. Mary Kelso died testate on May 19, 1930. Her will and a codicil thereto were admitted to probate in the Jefferson County Register of Wills Office on August 11, 1930. Mary Kelso devised the rest, residue, and remainder of her estate to her daughters Myrtle May Reitz, Jennie Gealey, and Annabel Smith. Annabel Kelso Smith and her husband, Paul Smith, died, leaving as their heirs the following: Helen Smith Kubico; Howard Marlin; Mary E. Smith Lauer. Mary and her husband, Cyril Lauer, died, leaving as their heirs John Phillip Lauer and his wife, Penny Lauer, James C. Lauer, and Linda Lauer. Linda Lauer is a grantor herein.

Jennie Kelso Gealey died in 1971. Her husband, James Gealey, is also deceased. Their heirs are as follows:

QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS

DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW

a) William K. Gealey, son, and his wife, Ursula Gealey, who are deceased, leaving as their heirs David Gealey and Maureen Gealey, his wife, and Peter Gealey and Mary Gealey, his wife, grantors herein.

b) Jean Gealey Christopherson, daughter, and her husband, Irwin Christopherson, who are deceased. Their son Lawrence Christopherson is deceased, leaving a widow, Deborah Christopherson and children, Scott Christopherson and Eileen Christopherson, his wife, and Karen Christopherson Fitzpatrick and Brian Fitzpatrick, her husband. These parties are grantors herein. Jean Gealey Christopherson daughter, Carol Ann Christopherson Stout, and her husband, Robert Stout, are also grantors herein.

Grantors grant this quitclaim deed to convey any interest that may have been retained by William Kelso after a sale of the within property to the Elk County Commissioners on August 3, 1942, for unpaid taxes on the oil and gas interest underlying Warrants 2533, 2542, and 254 for the year 1941, including county, road bond, county institution, township road, and school taxes, which sale was reflected in Elk County Treasurer's Sale Book K at page 54.

The parties do hereby certify that the true, full and complete value of this transaction for purposes of the Realty Transfer Tax Act of the Commonwealth of Pennsylvania is Two Hundred Eighty-Four Thousand Two Hundred Ninety-Seven Dollars (\$284,297.00).

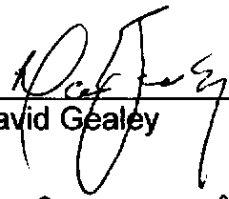
QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS

DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW

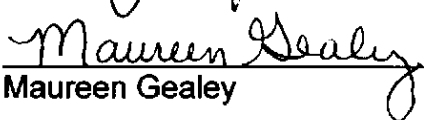
TO HAVE AND TO HOLD by June H. Sorg, Daniel R. Freeburg, and Ron Beimel, Commissioners of Elk County, Pennsylvania, and their successors in office forever.

And the said parties -----quitclaim----- the property hereby conveyed.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year indicated on their respective acknowledgements hereinafter to this Quitclaim Deed in favor of the County of Elk for **oil and gas rights** underlying land in Warrants 2533, 2542, and 2548 in Millstone Township.



David Gealey



Maureen Gealey

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF MENDOCINO

On December 21, 2010, before me, TERRIE MICHELLE CURTI, Notary Public personally appeared DAVID GEALY and MAUREEN GEALY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

(Seal)



QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS

DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW

Peter Gealey
Peter Gealey

Mary Gealey
Mary Gealey

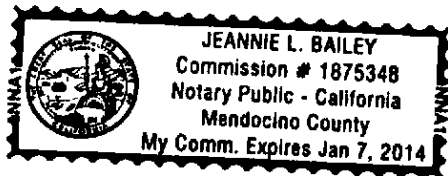
ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Mendocino


On December 31, 2010, before me, Jeannie L. Bailey, Notary Public, personally appeared PETER GEALEY and MARY GEALEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Jeannie L. Bailey
Notary Public
(Seal)


Scott Christopherson


Eileen Christopherson

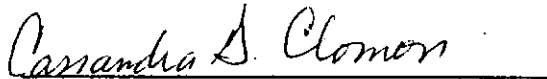
ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF San Mateo

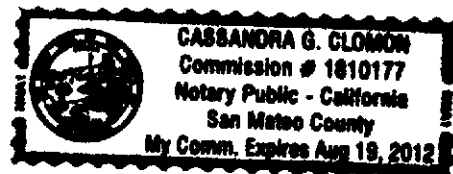
On December 29th, 2010, before me, Cassandra G. Clomon, Notary Public, personally appeared SCOTT CHRISTOPHERSON and EILEEN CHRISTOPHERSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



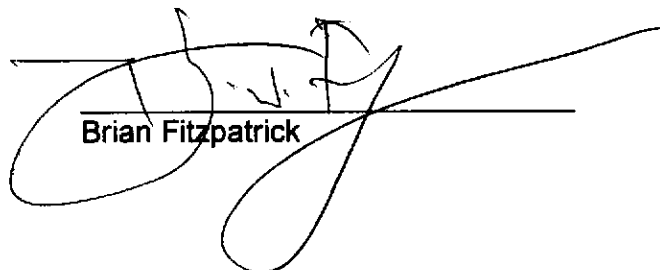
Notary Public

(Seal)



QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS
DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW


Karen Christopherson Fitzpatrick


Brian Fitzpatrick

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF San Mateo

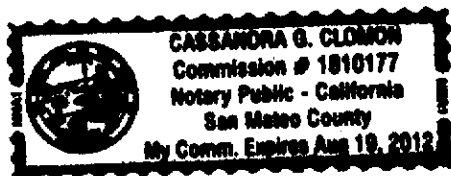
On December 30, 2010, before me, Cassandra G. Clomon, Notary Public, personally appeared KAREN CHRISTOPHERSON FITZPATRICK and BRIAN FITZPATRICK, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Cassandra G. Clomon

Notary Public


(Seal)



QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS

DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW


Carol Ann Christopherson Stout


Robert Stout

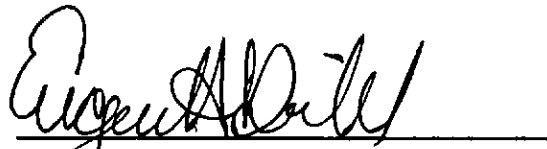
ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF San Diego

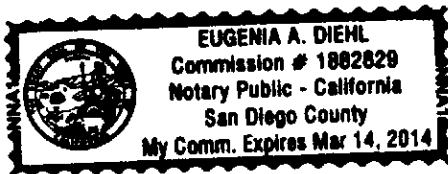
On ~~December~~ ^{January} 18, 2011, before me, Eugenia A. Diehl, Notary Public, personally appeared CAROL ANN CHRISTOPHERSON STOUT and ROBERT STOUT, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

(Seal)



QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS

DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW


Linda Lauer

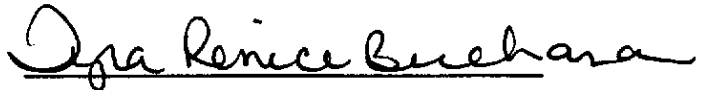
ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF Champaign

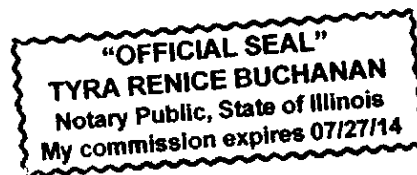
On this, the 28th day of December, 2010, before me, the undersigned officer, personally appeared **LINDA LAUER**, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument, and acknowledged that he, she or they executed the same for purposes herein contained.

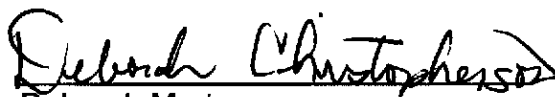
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public

(Seal)



~~Deborah Morton~~~~aka~~ Deborah Christopherson

ACKNOWLEDGMENT

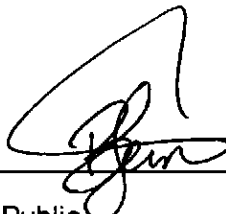
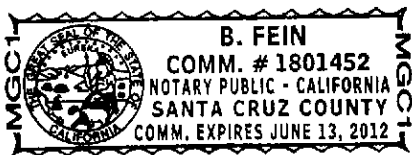
STATE OF CALIFORNIA

COUNTY OF Santa Cruz

On January 8, 2011, before me, Brandon Fein, Notary Public, personally appeared ~~DEBORAH MORTON aka~~ DEBORAH CHRISTOPHERSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

(Seal)

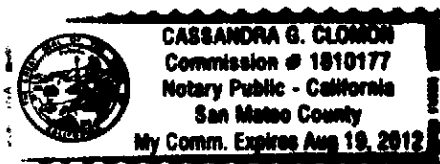

Loni Christopherson

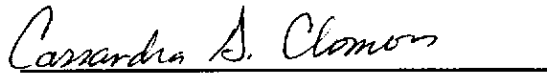
ACKNOWLEDGMENT**STATE OF CALIFORNIA****COUNTY OF** San Mateo

On December 29th 2010, before me, Cassandra G. Clomon, Notary Public, personally appeared LONI CHRISTOPHERSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

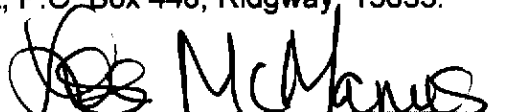
WITNESS my hand and official seal.




Cassandra S. Clomon
Notary Public
(Seal)

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee herein is as follows: Elk County Courthouse Annex, 300 Center Street, P.O. Box 448, Ridgway, 15853.


On behalf of Grantee

QUITCLAIM DEED – GEALEY ET AL TO COMMISSIONERS**DEED PREPARED BY LISA C. MCMANUS, ATTORNEY AT LAW**

REV-183 EX (04-10)



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name	Telephone Number:		
Seneca Resources Corporation	(412) 548-2500		
Mailing Address	City	State	ZIP Code
5800 Corporate Drive, Suite 300	Pittsburgh	PA	15237

B. TRANSFER DATA

Grantor(s)/Lessor(s)

See Attached

Mailing Address

City	State	ZIP Code
------	-------	----------

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) June H. Sorg,
Daniel R. Freeburg, & Ron Beimel, Commissioners of Elk Co.

Mailing Address
Elk County Courthouse Annex, 300 Center St., P.O. Box 448

City	State	ZIP Code
Ridgway, PA	15853	

D. REAL ESTATE LOCATION

Street Address

See Tax Parcel

County

School District

City, Township, Borough

Tax Parcel Number

08-09-004-5521

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 284,297.00	2. Other Consideration + 0.00	3. Total Consideration = 284,297.00
4. County Assessed Value 0.00	5. Common Level Ratio Factor x 2.36	6. Fair Market Value = 0.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed 100%
-----------------------------------------	-----------------------------------------------------	-------------------------------------------------------

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

10/17/11

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

RE: Quitclaim Deed

Grantees: June H. Sorg, Daniel Freeburg and Ron Beimel, Commissioners of Elk County, PA

Dated: January 18, 2011

TM# 08-09-004-5521

Statement of Value

Section B – Transfer Data

Grantors:

1. David Gealey and Maureen Gealey, husband and wife
26571 North Highway 1
Fort Bragg, CA 95437-9568
2. Peter Gealey and Mary Gealey, husband and wife
30161 Simpson Lane
Fort Bragg, CA 95437-9586
3. Scott Christopherson and Eileen Christopherson, husband and wife
326 Camaritas Avenue
San Francisco, CA 94080
4. Karen Christopherson Fitzpatrick and Brian Fitzpatrick, wife and husband
3706 Redwood Circle
Palo Alto, CA 94306
5. Carol Ann Christopherson Stout and Robert Stout, wife and husband
4095 Millagra Drive
Fallbrook, CA 95405
6. Linda Lauer
2411 Carrelton Drive
Champaign, IL 618-4763
7. Deborah Morton a/k/a Deborah Christopherson
P.O. Box 2966
Santa Cruz, CA 95063
8. Loni Christopherson
326 Camaritas Avenue
South San Francisco, CA 94080