

4. Seller will provide legal easement across parcel #54 to parcel #66 or #67.

3. Seller reserves all oil and mineral rights and the right to explore for same.

2. Purchaser(s) agree not to waste or strip property. Purchaser(s) further agree should severance of timber for commercial sale from the subject property occur, Purchaser will give an accounting to Seller for the amounts of money Purchaser is, will or has received and one-half (1/2) of that amount shall be paid to Seller, and Seller will credit a like amount to the unpaid principal balance under the real estate contract. If Purchaser owns the subject property free and clear, this paragraph shall not apply.

1. The reservation to Sellers (Grantors) its successors, and assigns of a non-exclusive easement for the uses and purposes of Sellers (Grantors) and Purchaser(s), (Grantees), and the heirs, successors and assigns of each for a roadway for access, ingress, egress, to and from the above described lands, and lands abutting upon or adjacent thereto, and for the location and maintenance of utility lines over, under and upon said easement said easement being 60 feet in width as measured from center line of said roadway as the same now exists and/or is located over and upon said lands. Purchaser(s) further understand that Seller or Seller's agent makes no warranty or representation regarding the roads, private or public except those presently existing and shown on this attachment.

----- Existing Roads Over 60' Easement
+++++ Denotes Power Line Easement

