

Exhibit "B"

LIMITED WARRANTY DEED

(Pursuant to Ohio Revised Code Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that **JEFFCO RESOURCES, INC.**, an Ohio corporation ("Grantor"), whose address is 72 Airport Road, Wintersville, Ohio 43953, for valuable consideration paid, grants with limited warranty covenants, to _____, a _____, ("Grantee"), whose tax-mailing address is _____, the *surface only* of following real property (the "Property"):

[The legal description of the Property is attached hereto as Exhibit "A" and incorporated herein by reference.]

Parcel I.D. No.:

Prior Instrument Reference: Vol. _____; Page _____, _____ County, Ohio Records

THE PROPERTY IS SUBJECT, HOWEVER, TO: (i) all applicable zoning ordinances, highways, rights of way, taxes and assessments, if any, not yet due and payable, (ii) all exceptions, restrictions, conditions, limitations, rights of way, estates, reservations, reverters and easements of record and (iii) conditions apparent from an inspection of the Property or from a survey thereof.

EXCEPTING AND RESERVING to the Grantor, its successors and assigns, all Minerals, as that term is defined in Ohio Revised Code Section 5301.56, associated with the Property and owned by Grantor; provided, however, that Grantor's right to prospect, explore, and undertake mineral recovery operations and related activities shall occur only below the surface of the Property and any such activity shall be conducted in a manner so as not to materially affect Grantee's use and enjoyment of the surface rights of the Property.

In the event that any mineral interest vests in Grantee by operation of law or otherwise, or in the event a future determination is made, judicially or otherwise, that Grantee owns any mineral interest associated with the Property, then this reservation shall include those minerals. In such event, Grantee shall promptly quit-claim any and all interest in such mineral interests to Grantor. The doctrine of after-acquired title, as it relates to the Property's mineral estate, shall apply to this exception and reservation.

FURTHER EXCEPTING AND RESERVING to the Grantor, its successors and assigns, a perpetual and exclusive right-of-way and easement on, over, under, through and within the area described on Exhibit "B", attached hereto and incorporated herein by reference (the "Reserved Easement Area"), for the purpose of accessing, installing, maintaining, repairing, replacing or removing oil, gas, water or other pipelines or other utility infrastructure, surface facilities and similar items.

BY ACCEPTING THIS DEED, Grantee acknowledges that Grantee has inspected the Property and is acquiring the same as a result of such inspection in its present condition and circumstance, and by accepting this deed and as a part of the consideration for this conveyance, Grantee covenants and agrees to assume any and all risks of the Property. Grantee, for itself and its successors and assigns, hereby expressly waives all rights relative to, and releases Grantor from, any and all liability, claims, demands, actions or causes of action, present or future, legal or equitable, of every kind, nature and description in connection with the Property.

Executed as of _____, 2017.

GRANTOR:

JEFFCO RESOURCES, INC.,
an Ohio corporation

By: _____
Paul P. Carapellotti, Secretary & Treasurer

STATE OF OHIO) SS:
COUNTY OF _____)

BEFORE ME, a Notary Public, personally appeared Paul P. Carapellotti, as Secretary and Treasurer of **JEFFCO RESOURCES, INC.**, an Ohio corporation, who acknowledged that he did execute the foregoing instrument on behalf of said corporation and that the same was his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of this ____ day of _____, 2017

Notary Public

This Instrument prepared by:
Michael S. Yashko
Roetzel & Andress
A Legal Professional Association
850 Parkshore Dr.
Naples, FL 34109
(239) 338-4249

EXHIBIT A

(Legal Description of the Property to be attached)

EXHIBIT B

(Legal Description of the Reserved Easement Area to be attached)