

3. FEE EXCLUDING MINERALS (With Restriction on Use of the Surface).

The fee simple title to (the land described in Schedule A) (Tracts Nos. __, __ and __), subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; excepting and excluding from the taking all (coal) (oil and gas), in and under said land and all appurtenant rights for the exploration, development, production and removal of said (coal) (oil and gas), but without the right to enter upon or over the surface of said land for the purpose of drilling and extracting therefrom said (coal) (oil and gas).