

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 30
(Noble County, Ohio)

For October 30, 2019 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

CNX Land, LLC

CERTIFICATE OF TITLE

TO: CNX LAND LLC
Attention: Angela Kunkel
CNX Center, 1000 Consol Energy Drive
Canonsburg, PA 15317

RE: Marketing Tract #30
Stock Township, Noble County, Ohio

I hereby certify that I have made a thorough examination of the records of Noble County, Ohio, as disclosed by the public indices covering a period not less than forty (40) years and in accordance with the Ohio Marketable Title Act in regard to title to the real estate described at Exhibit "A" attached hereto.

Unless otherwise specifically stated herein, this Certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file Mechanics' Liens, special taxes and assessments not shown by the Noble County Treasurer's records, zoning and other governmental regulations, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Superfund Amendments, and under Racketeering Influence and Corrupt Organizations Acts and Receivership Liens unless the lien is filed in the public records of the county in which the property is located.

I further certify that, in my opinion based upon said records, the fee simple record title, excepting all minerals, oil and gas interests, coal, coalbed methane or its constituents, limestone, sand, clay, gravel or any other mineral interests together with mining rights or rights to remove said minerals or oil and gas, is vested in:

KINCAID, TAYLOR
& GEYER
ATTORNEYS AT LAW

50 NORTH FOURTH STREET
P.O. BOX 1030
ZANESVILLE, OHIO 43702-1030
(740) 454-2591
FAX (740) 454-6975

CNX LAND LLC

who acquired title by virtue of a Quit Claim Deed, Assignment and Bill of Sale dated October 6, 2017 and recorded July 12, 2018 at Noble County Official Record Volume 313, Page 336, and that as appears from said County records, the title is marketable and free from encumbrances except and subject to the matters set forth herein:

TAX INFORMATION:

The premises stand charged for taxation on the Noble County Auditor's Duplicate in the name CNX Land LLC, c/o CNX Resources, Property Tax, 1000 Consol Energy Drive, Canonsburg, PA 15317 as follows:

Parcel #34-0021486.000 (90 acres – Section 27 – Stock Township)

Valuation:	Land	33260	½ year tax: \$487.31 + \$6.00 assessment
	Buildings	0	
	Total	33260	

Taxes for the year 2018 have been paid. Taxes for the year 2019 are not yet due and payable but are a lien on said premises by operation of statute.

MORTGAGES:

None.

EASEMENTS AND RIGHTS OF WAY:

1. The premises are subject to a Meter Site Agreement and pipeline right of way from DuPont Energy Coal Holdings, Inc. to Deer Creek, Inc. dated October 12, 1990 and recorded November 22, 1991 at Noble County Deed Record Volume 172, Page 162.
2. The premises are subject to an easement for a 30 foot electric line right of way from DuPont Energy Coal Holdings, now Reserve Coal Properties Co. to Washington Electric Cooperative, Inc. dated March 24, 2004 and recorded March 24, 2004 at Noble County Official Record Volume 110, Page 272.

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3. The premises are subject to a Master Pipeline Right of Way Agreement from Reserve Coal Properties Company to CNX Gas Company LLC dated January 28, 2009 and recorded February 23, 2009 at Noble County Official Record Volume 163, Page 240.
4. The premises are subject to a Memorandum of Right of Way Option Agreement for construction and installation of pipe lines from CNX RCPC, LLC to Ohio Gathering Company, LLC dated December 4, 2014 and recorded December 5, 2014 at Noble County Official Record Volume 258, Page 316.
5. The premises are subject to a Memorandum of Surface Use Agreement for mining operations of the #9 coal from CNX RCPC, LLC and Consol Mining Company LLC to B & N Coal, Inc. dated August 13, 2015 and recorded December 7, 2015 at Noble County Official Record Volume 275, Page 220.
6. The premises are subject to a Master Cooperation Agreement between Consol Mining Corporation, CNX Resource Holdings LLC and CNX Gas Company LLC dated October 20, 2017 and recorded July 12, 2018 at Noble County Official Record Volume 313, Page 1064.

UNRELEASED OIL AND GAS LEASE:

The premises are subject to an oil and gas lease from Consolidation Coal Company to Republic Steel Corporation dated June 27, 1977 and recorded August 24, 1977 in Noble County Lease Volume 80, Page 893. Said lease covers 13,800 acres and is for a primary term of 50 years and as long thereafter as oil or gas is produced in paying quantities. Said lease is subject to numerous assignments, etc.

LIENS:

No liens of record.

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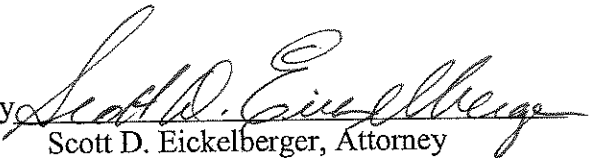
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I am an attorney qualified to practice in the State of Ohio and I certify that, as of 8:00 a.m. on the date of this Certificate, CNX Land LLC's, interest in and to real estate described at Exhibit "A" is free and clear of liens and encumbrances of record except as noted.

This Certificate of Title is made solely for the benefit of and at the instance of CNX, 1000 Consol Energy Drive, Canonsburg, PA 15317.

Dated at the City of Zanesville, Ohio, this 13th day of September, 2019.

KINCAID, TAYLOR & GEYER

By 
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 30

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Exhibit "A"

That certain tract of land situated in the Township of Stock, County of Noble, and State of Ohio, being described as follows:

Commencing for the same at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 27, Township 6, Range 7; thence 2° East along the West line of said Lot 75 rods to the place of beginning; thence North on said line some 5 rods to the Northwest corner of said lot; thence East on the North line of said lot to the Northeast corner of said lot; thence South on the East line of said lot to within 15.92 rods of the Southeast corner of said lot; thence North 69° West 37.80 rods; thence North 46-1/2° West 13 rods; thence North 32-1/2° West 38.56 rods to the place of beginning, CONTAINING 22.31 acres, more or less. ALSO beginning at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 27, Township 6 of Range 7; thence South along the quarter line 65.44 rods; thence South 57-1/4° East 11.8 rods along the road; thence South 44° East 12 rods along the road; thence North 18-1/4° East 84 rods to the North line of said quarter-quarter; thence West along said line 43.76 rods to the place of beginning, CONTAINING 14.52 acres, more or less.

Situated in the Township of Stock, County of Noble and in the State of Ohio and described as follows: Being a part of the Southeast quarter of Section 27, Township 6, Range 7, beginning at the Southeast corner of said Section 27, witness sugar 12" North 89° West 15 links; thence North 4.50° East 162.50 rods to a stake, witness chestnut oak 15" North 7° East 64 links a hickory 3" North 6.50° West 2.25 links; thence North 86.50° West 39.56 rods to a stake, witness chestnut 16" North 25.50° East 25.75 links South 21.50° West 84.80 rods to a stake in road, witness walnut 14" South 21.50° West 17.50 links; thence North 41.50° West 17 rods; thence North 58.75° West 6.60 rods to a stake, witness elm 12" South 5.50° West 30 links; thence South 3.50° West 96.84 rods to a stake, witness hickory 12" South 88° East 51 links South 86° East 80.72 rods to the place of beginning, Containing 68.80 acres, more or less Except about 1/5th of an acre near the Southwest corner of above tract deeded by B. F. Penn to Trustees of Free Methodist Church, recorded in Volume 37, Page 139, Deed Records of Noble County, Ohio; Excepting from 68.80 acres 15 acres sold to F. H. Johnson from Nelson Leisure, same commencing at the Northwest corner, thence running South to public road leading to Mt. Tabor Church; thence following the meanderings of said road to the place of commencing, Excepting the land owned by Free Methodist Church, said land or field to contain 15 acres, more or less, and being in Section 27, Township 6 of Range 7, Stock Township, Noble County, Ohio, recorded in Volume 61, Page 55, Deed Records of Noble County, Ohio, and being 90 acres, more or less.

As being described in Deed Record 145, Page 315

Being known as parcel number: 34-0021486.000

Assessed acreage-90.00

Agreement Number-218900000