

*Cover page for:*

# **Preliminary Certificate of Title**

*Preliminary Certificate of Title prepared by:*

**Kincaid, Taylor & Geyer**

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## **Auction Tracts 14 & 15** **(Noble County, Ohio)**

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*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 Tracts #14 & 15**  
Center 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 #07-0021327.000 (50.49 acres – Section 29 – Center Township)

Valuation:	Land	20920	½ year tax: \$309.81
	Buildings	0	
	Total	20920	

Parcel #07-0021328.000 (23.50 acres – Section 29 – Center Township)

Valuation:	Land	9870	½ year tax: \$146.16
	Buildings	0	
	Total	9870	

Parcel #07-0021329.000 (60 acres – Section 29 – Center Township)

Valuation:	Land	25200	½ year tax: \$373.18
	Buildings	0	
	Total	25200	

Parcel #07-0021330.000 (41 acres – Section 29 – Center Township)

Valuation:	Land	17220	½ year tax: \$255.01
	Buildings	0	
	Total	17220	

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**TAX INFORMATION – Continued:**

Parcel #07-0021332.000 (56.35 acres – Section 29 – Center Township)

Valuation:	Land	23670	½ year tax: \$350.53
	Buildings	0	
	Total	23670	

Parcel #07-0021333.000 (12.14 acres – Section 29 – Center Township)

Valuation:	Land	5100	½ year tax: \$75.53
	Buildings	0	
	Total	5100	

Parcel #07-0021346.000 (20.50 acres – Section 29 – Center Township)

Valuation:	Land	8610	½ year tax: \$127.50
	Buildings	0	
	Total	8610	

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 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.
2. 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.
3. 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.

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**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:**

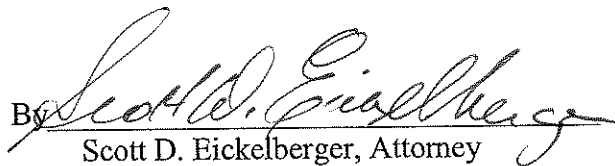
No liens of record.

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 16<sup>th</sup> day of September, 2019.

KINCAID, TAYLOR & GEYER

By   
Scott D. Eickelberger, Attorney

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& GEYER  
ATTORNEYS AT LAW

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sde/CNX/Cert of Title Tracts 14 & 15

Exhibit "A"

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

Being a part of the southwest quarter of Section 29, Township 7 of Range 8. Beginning for the same at a point which is north  $89^{\circ} 34'$  east with the south line of said Section 29 a distance of 662.92 feet, and north  $0^{\circ} 26'$  west a distance of 405.84 feet from the southwest corner of said section; thence with lands now or formerly owned by Alice Anderson the following six courses: North  $6^{\circ} 08'$  east a distance of 512.50 feet, north  $14^{\circ} 25'$  west a distance of 266.78 feet, south  $76^{\circ} 07'$  east a distance of 523.64 feet, north  $30^{\circ} 15'$  west a distance of 200.13 feet, north  $17^{\circ} 39'$  west a distance of 154.79 feet to a 18" Sugar tree, and north  $4^{\circ} 41'$  west a distance of 492.50 feet; thence with lands now or formerly owned by J. W. Everly the following five courses: South  $89^{\circ} 53'$  east a distance of 237.94 feet to a 10" Walnut tree, north  $1^{\circ} 19'$  west a distance of 168.91 feet, south  $81^{\circ} 17'$  east a distance of 322.17 feet, south  $2^{\circ} 31'$  east a distance of 394.54 feet to an 8" Persimmon tree, and north  $88^{\circ} 49'$  east a distance of 788.09 feet to a point in an old township road; thence with said road and with lands now or formerly owned by William Everly the following two courses: South  $28^{\circ} 06'$  east a distance of 225.56 feet and south  $41^{\circ} 44'$  east a distance of 789.19 feet to a 24" Hickory; thence south  $88^{\circ} 46'$  west with lands now or formerly owned by Edward Everly a distance of 2056.47 feet to the place of beginning, CONTAINING 51.990 acres, more or less, but subject to all legal highways.

EXCEPTING from the above described premises the following:

Situated in the Township of Center, County of Noble and State of Ohio, and being a part of the southwest quarter of Section 29, Township 7 and Range 8.

BEGINNING for the same at a point at which the south line of the above described tract crosses County Highway #2, said point of beginning also being north  $89^{\circ} 34'$  east with the south line of said Section 29 a distance of 1660.82 feet and North  $0^{\circ} 26'$  west a distance of 419.74 feet from the southwest corner of said section; thence north  $31^{\circ} 21'$  west with said county highway #2 a distance of 330.00 feet; thence leaving the highway and running north  $58^{\circ} 39'$  east a distance of 198.00 feet; thence south 31 degrees 21' east a distance of 330.00 feet, thence south 58 degrees and 39' west one hundred ninety-eight feet (198) to the place of beginning, containing 1.500 acres, more or less, but subject to all legal highways.

As being described in Deed Record 111, Page 122  
Being known as parcel number: 07-0021327.000  
Assessed acreage- 50.49  
Agreement Number- 218900000

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

Fraction Number 14, part of Southwest Quarter of Section 29, Township 7, Range 8, consisting of fifteen & ten hundredths (15.10) acres, more or less, and Fraction Number 15 of the same quarter of same section, consisting of eight & forty hundredths (8.40) acres, more or less.

As being described in Deed Record 105, Page 265  
Being known as parcel number: 07-0021328.000  
Assessed acreage- 23.50  
Agreement Number- 218900000

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

Situated in the Township of Center, County of Noble and State of Ohio, a part of Section Twenty-nine (29), Township Seven (7) and Range eight (8).

FIRST TRACT:

The West half of the North east quarter of the Southeast Quarter, containing Twenty (20) acres more or less.

SECOND TRACT:

The West half of the Southeast Quarter of the Southeast Quarter, containing Twenty (20) acres more or less.

THIRD TRACT:

The East half of the Southwest Quarter of the Southeast Quarter, containing Twenty (20) acres, more or less.

As being described in Deed Record 104, Page 462  
Being known as parcel number: 07-0021329.000  
Assessed acreage- 60.00

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

The following described Real Estate situate in the Township of Center in the County of Noble and in the State of Ohio and further described as: the east half of the east half of the south east quarter of Section (29) twenty-nine of township (7) seven of range (8) eight containing in all forty-one acres (41) more or less.

As being described in Deed Record 133, Page 172  
Being known as parcel number: 07-0021330.000  
Assessed acreage- 41.00  
Agreement Number- 218900000

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

Situated in Center Township, Noble County, Ohio, and known as and being parts of Section 29, Township 7 and Range 8.

Tract No. 1. Known as and being a part of the Northeast Quarter of the Southwest Quarter of said Section 29, beginning for the same at the center of said Section, thence South 3° West 60.16 rods to a stone; thence North 87° West 18.0 rods to a stone; thence North 3° East 60.16 rods to a stake; thence South 87° East 18.0 rods to the place of beginning, containing 6.76 acres, more or less.

Tract No. 2. Known as and being a part of the Southwest Quarter of the Northeast Quarter and a part of the Northwest Quarter of the Southeast Quarter of said Section 29, beginning for the same at the center of said Section, thence North 3° East 14.0 rods to a stake; thence South 87° East 83.0 rods to a stake, witness to said point a beech tree 15 inches in diameter bearing North 45° West 11 links; thence South 3° West 73.96 rods to a stone; thence North 87° West 83.0 rods to the quarter section line; thence North 3° East 60.16 rods to the place of beginning, containing 38.43 acres, more or less.

Tract No. 3. Known as and being a part of the Northwest Quarter of the Southeast Quarter and a part of the Northeast Quarter of the Southwest Quarter



and a part of the Southeast Quarter of the Southwest Quarter of said Section 29, beginning for the same at the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section, thence North 20.0 rods; thence West 80.0 rods; thence through a part of the Northeast Quarter of the Southwest Quarter, West 18.0 rods to the center of the road; thence Southeast with the center of said road and through the Southeast Quarter of the Southwest Quarter to the line of land formerly owned by David Lincicome and on the quarter section line; thence North 9.0 rods; thence East to the place of beginning, containing 11.155 acres, more or less.

The above premises are also described as follows: Situate in Center Township, Noble County, Ohio, to-wit: Being the N.W. quarter of the S.E. quarter of Section 29, Township 7 of range 8; Also Fraction number 11 in the S.W. quarter of said section township and range aforesaid; Also Fraction number 16 in the North East quarter of said section, township and range aforesaid, containing in all 58 acres, more or less, as said Fractions were numbered, platted and returned by the District Assessor of real property for Center Township, in the year 1910. Also situate in Center Township, Noble County, Ohio, and being Fraction number 19 in the S.W. quarter of section 29, township 7 of range 8, containing 1.50 acres, as the same was platted, numbered and returned by the County Surveyor of Noble County, Ohio, in the year 1925.

As being described in Deed Record 105, Page 350  
Being known as parcel number: 07-0021332.000  
Assessed acreage- 56.35  
Agreement Number- 218900000

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

Being tract or fraction No. 1 in the Northwest Quarter and Tract or Fraction No. 10 in the Southwest Quarter of Section 29, Township 7, Range 8, as platted and numbered by the Surveyor of Noble County, Ohio, for the year 1925, Containing 101.00 acres, more or less.

Exception One: Situated in the State of Ohio, County of Noble, and Township of Center, and bounded and described as follows;

Being a part of the Northwest Quarter of Section 29, Township 7 of Range 8, and bounded as follows: Beginning at Southwest corner of said quarter section; thence East on quarter section line to the center of Ball-Town road; northwestwardly in center of said road to its intersection with the West line of said section; South on said line to the place of beginning, Containing 5.00 acres, more or less.

Exception Two: Situated in the County of Noble in the State of Ohio and in the Township of Center and bounded and described as follows: Being a part of the Northwest Quarter of Section 29, Township 7, Range 8, commencing at the Northwest corner of said section; thence East 52 rods to a stone on Section line; thence South 10° East 1383 feet to stone on quarter quarter line at 8.52 rods West of center of said quarter section; thence South 20-3/4° West 57 feet to center of public road #78; thence South 80-1/4° East 571 feet to stake in said road at South 18° East 120 feet from stone on quarter-quarter line which stone is 5.52 chains East of said center of quarter section; thence South 18° East 1330 feet to stone on South line of said quarter section at 435 feet West of center of section; thence North 71° West 666.5 feet; thence South 165 feet to quarter section line; West along quarter section line to Southwest corner of quarter section; North along section line to beginning except 5 acres in Southwest corner of said quarter section deeded to Hardin Everly by deed recorded in Volume 104, Page 513 of the Deed Records of Noble County, Ohio, containing 83.86 acres, more or less.

As being described in Deed Record 145, Page 349

Being known as parcel number: 07-0021333.000

Assessed acreage- 12.14

Agreement Number- 218900000

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

The West half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 7, Range 8, containing twenty and 50/100 (20.50) acres, more or less.

As being described in Deed Record 104, Page 196

Being known as parcel number: 07-0021346.000

Assessed acreage- 20.50

Agreement Number- 218900000