

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 4

(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 #4
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 #34-0021159.000 (45.87 acres – Section 34 – Stock Township)

Valuation:	Land	16860	½ year tax: \$247.02
	Buildings	0	
	Total	16860	

Parcel #34-0021160.000 (20.92 acres – Section 34 – Stock Township)

Valuation:	Land	7690	½ year tax: \$112.67 + \$3.00 assessment
	Buildings	0	
	Total	7690	

Parcel #34-0021161.000 (35.38 acres – Section 34 – Stock Township)

Valuation:	Land	13000	½ year tax: \$190.48
	Buildings	0	
	Total	13000	

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.

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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 pipeline right of way for the construction and installation of pipe lines from Reserve Coal Properties Company to Ohio Wilderness Boys Camp dated June 18, 2013 and recorded September 11, 2013 at Noble County Official Record Volume 230, Page 877.
3. 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.
4. The premises are subject to a memorandum of well site and access road easement from CNX Land LLC to CNX Gas Company LLC dated May 29, 2018 and recorded May 30, 2018 at Noble County Official Record Volume 311, Page 575.
5. 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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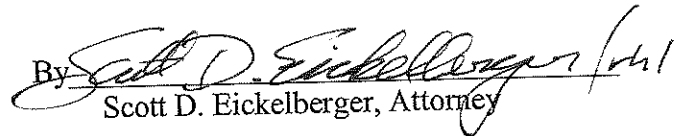
I am an attorney qualified to practice in the State of Ohio and I certify that, as of 8:00 a.m.

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 19th day of September, 2019.

KINCAID, TAYLOR & GEYER

By  /s/
 Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 4

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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:

Tract 1: Situated in the State of Ohio, County of Noble and Township of Stock and being a part of Section 34, Township 7 and Range 8. Beginning for the same at a point in the east line of said Section 34, said point being South 1° - 36' East a distance of 29.70 feet from the northeast corner of the southeast quarter of said section. Thence south 2° 04' east with the east line of said Section 34, a distance of 1416.85 feet to a point in the road; thence with said road and with lands now or formerly owned by M. Everly the following nine courses: North 82° 42' West a distance of 55.64 feet, South 79° 45' west a distance of 415.64 feet, North 80° 21' west a distance of 256.63 feet, North 67° 06' west a distance of 154.16 feet, North 24° 24' west a distance of 130.68 feet, north 26° 00' west a distance of 271.47 feet, North 39° 51' west a distance of 142.00 feet, North 56° 03' west a distance of 184.44 feet and North 79° 22' West a distance of 102.22 feet; thence North 2° 02' West with lands now or formerly owned by Eva Gerst a distance of 987.81 feet to a marked stone; thence North 88° 21' east with lands now or formerly owned by E. E. Archer a distance of 636.00 feet to a marked stone; thence North 88° 21' East continuing with said E. E. Archer lands a distance of 568.00 feet to a point in a ravine; thence South 26° 09' East with said ravine and with lands now or formerly owned by E. E. Archer a distance of 108.24 feet; thence South 38° 17' East with lands now or formerly owned by E. E. Archer, a distance of 176.50 feet to the place of beginning, Containing Forty-five and 868/1000 (45.868) acres, more or less, but subject to all legal highways.

As being described in Deed Record 108, Page 421 (Tract 1)

Being known as parcel number: 34-0021159.000

Assessed acreage-45.87

Agreement Number-218900000

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

Being a part of the southeast quarter of Section 34, Township 7 of Range 8. Beginning for the same at a point in a township road which is south 1 degree 36' east with the east line of said southeast quarter a distance of 29.70 feet and south 2 degrees 04' east continuing with said east line a distance of 1445.35 feet, and south 87 degrees 56' west a distance of 315.84 feet from the northeast corner of said quarter; thence south 1 degree 34' east with lands now or formerly owned by Carl Baker a distance of 616.65 feet; thence south 88 degrees 17' west with lands now or formerly owned by Adam Warner a distance of 1053.40 feet; thence north 1 degree 08' west continuing with lands of Adam Warner a distance of 1317.99 feet to a point in the above mentioned township road; thence with said road and with lands now or formerly owned by Emil Archer the following eight courses: South 79 degrees 22' east a distance of 102.22 feet, south 56 degrees 03' east a distance of 184.44 feet, south 39 degrees 51' east a distance of 142.00 feet, south 26 degrees 00' east a distance of 271.47 feet, south 24 degrees 24' east a distance of 130.68 feet, south 67 degrees 06' east a distance of 154.16 feet, south 80 degrees 21' east a distance of 256.63 feet and north 79 degrees 45' east a distance of 152.00 feet to the place of beginning, containing 20.919 acres, more or less, but subject to all legal highways.

As being described in Deed Record 111, Page 123
Being known as parcel number: 34-0021160.000
Assessed acreage-20.92
Agreement Number-218900000

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

Situate in Section 34, Township 7 and Range 8, and being more particularly bounded and described as follows:

Beginning at the Southeast corner of the Northeast quarter of said Section 34, and running thence with the East line of said Section, North one degree thirty-six minutes West (N. 1° 36' W.) with line of lands now or formerly belonging to Albert L. Archer and to E. E. Archer, one thousand eight hundred sixty-eight and 75/100 (1868.75) feet to a corner with lands now or formerly belonging to Delbert Butler; thence leaving the Section line the following thirteen courses with lands of said Delbert Butler South sixty-one degrees forty-five minutes West (S. 61° 45' W.) three hundred (300) feet; thence South twenty-eight degrees thirty-eight

minutes West (S. 28° 38' W.) one hundred sixty eight and 80/100 (168.80) feet to a 8" maple tree; thence South seventeen degrees forty-five minutes West (S. 17° 45' W.) one hundred fifty-five and 10/100 (155.10) feet to a small oak tree; thence South sixty-eight degrees twenty-five minutes West (S. 68° 25' W.) one hundred fifty-four and 60/100 (154.60) feet to a 6" maple tree; thence West one hundred twenty-five (125) feet; thence South sixty-nine degrees eight minutes West (S. 69° 8' W.) one hundred forty-eight and 20/100 (148.20) feet to a 30" maple tree; thence South fifty degrees fifteen minutes West (S. 50° 15' W.) two hundred and 50/100 (200.50) feet to a 28" oak tree; thence South thirty-nine degrees fifty-six minutes West (S. 39° 56' W.) one hundred seventy-one and 25/100 (171.25) feet to a 20" oak tree; thence South twenty-three degrees ten minutes West (S. 23° 10' W.) fifty-six and 80/100 (56.80) feet to a marked stone; thence South four degrees thirty-nine minutes East (S. 4° 39' E.) one hundred seventy and 77/100 (170.77) feet to an 18" maple tree; thence South forty-one degrees twenty-nine minutes West (S. 41° 29' W.) two hundred thirty-seven and 39/100 (237.39) feet to a 10" ash tree; thence South twenty-three degrees thirty-eight minutes West (S. 23° 38' W.) two hundred twenty and 55/100 (220.55) feet to a marked stone; thence South two degrees five minutes East (S. 2° 5' E.) two hundred eighty-seven and 37/100 (287.37) feet to a marked stone, corner to lands now or formerly belonging to W. S. Archer and in line of said Delbert Butler; thence North eighty-eight degrees twenty-one minutes East (N. 88° 21' E.) with a line of said W. S. Archer, six hundred thirty-six (636) feet to a marked stone; thence continuing on the same course with a line of said W. S. Archer, North eighty-eight degrees twenty-one minutes East (N. 88° 21' E.) five hundred sixty-eight (568) feet to a stake in a ravine; thence down said ravine with two lines of said W. S. Archer South twenty-six degrees nine minutes East (S. 26° 9' E.) one hundred eight and 24/100 (108.24) feet; thence South thirty-eight degrees seventeen minutes East; (S. 38° 17' E.) one hundred seventy-six and 50/100 (176.50) feet to a stake on the East line of Section 34, said stake being corner to lands of said Albert L. Archer; thence with the section line and a line of said Albert L. Archer, North one degree thirty-six minutes West (N. 1° 36' W.) twenty-nine and 70/100 (29.70) feet to the place of beginning, containing thirty-five and 38/100 (35.38) acres, more or less.

As being described in Deed Record 104, Page 465

Being known as parcel number: 34-0021161.000

Assessed acreage-35.38

Agreement Number-218900000