

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 35 (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 #35
Marion 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 #23-0021224.000 (17.5 acres – Section 24 – Marion Township)

Valuation:	Land	5900	½ year tax: \$87.93
	Buildings	0	
	Total	5900	

Parcel #23-0051060.000 (.50 acres – Section 24 – Marion Township)

Valuation:	Land	190	½ year tax: \$2.83 + \$3.00 Assessment
	Buildings	0	
	Total	190	

Parcel #23-0051061.000 (.75 acres – Section 24 – Marion Township)

Valuation:	Land	280	½ year tax: \$4.18 + \$3.00 Assessment
	Buildings	0	
	Total	280	

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.

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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 natural gas pipeline right of way from CNX Land LLC, Consol Mining Company LLC, CNX RCPC LLC and CNX Gas Company LLC to Columbia Gas Transmission LLC dated November 8, 2016 and recorded December 13, 2016 at Noble County Official Record Volume 290, Page 199.
4. 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. 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 5th day of September, 2019.

KINCAID, TAYLOR & GEYER

By 
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 35

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Exhibit "A"

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

Situated in the State of Ohio, County of Noble, and Township of Marion and bounded and described as follows: And being a parcel or tract of land in the northeast quarter of Section 24, Township 7 and Range 8 and bounded and described as follows:

BEGINNING at a stone at the southeast corner of the northeast quarter of said section and running thence North 5° East 1173 feet to a tree; thence North 83° 30' West 360 feet to the center line of State Route 78 as now existing; thence along said center line South 32° 30' West 1060.6 feet to a point in said center line; thence along said center line South 18° West 227 feet to a point where the south line of said northeast quarter intersects State Route 78, thence South 83° 30' East 901 feet to the place of beginning, containing 17.52 acres, more or less.

As being described in Deed Record 148, Page 732
Being known as parcel number: 23-0021224.000
Assessed acreage- 17.50
Agreement Number- 218876000

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

Situated in the Township of Marion, County of Noble and State of Ohio and in Section 24, Township 7, Range 8 and bounded and described as follows:
First Tract: Being a strip of land 18 feet wide formerly used as road purpose and commencing for the same at a point on the east and west line between the lands of William Craig and land formerly known as the Lemmax land, said point being 63 rods East from the Southwest corner of the Northeast quarter of said Section 24; thence run east along the line 22 rods; thence 10 rods Northeast. Thence Southeast by east 6 rods; thence Northeast 35 rods, to a point 2 rods North of the Mouth of a small run that puts in west side of the creek, said stopping point being 80 rods South from a point in the North and South line of the East side of said quarter section, such a point on said line being 67 rods South from the Northeast corner of said quarter section, containing ½ acre, more or less.

As being described in Deed Record 103, Page 392
Being known as parcel number: 23-0051060.000
Assessed acreage- .50
Agreement Number- 218874000

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

Also the following real estate situated in the Township of Marion, County of Noble and State of Ohio, to-wit: It being a strip of land eighteen feet wide formerly used for road purposes, commencing at the Snyder gate being on the line between what was formerly known as the Lennox and Snyder lands, and being sixty rods south from the Northwest corner of the Northeast quarter of Section 24 in Township 7 and Range 8, thence along top of ridge through said Lennox lands Southeast by South, One hundred and twenty rods; _____ striking to the East and West line between the Lennox lands and lands of William Craig on the ridge being sixty-three rods east from the Southwest corner of said quarter section containing .82 acre, more or less.

As being described in Deed Record 103, Page 392
Being known as parcel number: 23-0051061.000
Assessed acreage- .75 (also referred to as .82)
Agreement Number- 218874000