

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 43
(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 #43
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 #07-0021028.000 (5.675 acres – Section 9 – Center Township)

Valuation:	Land	2260	½ year tax: \$33.46
	Buildings	0	
	Total	2260	

Parcel #07-0021029.000 (56.003 acres – Section 8 – Center Township)

Valuation:	Land	23520	½ year tax: \$348.30 + \$3.00 assessment
	Buildings	0	
	Total	23520	

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.

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

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 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.
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.

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

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 16th day of September, 2019.

KINCAID, TAYLOR & GEYER

By 
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 43

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

Exhibit "A"

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 State of Ohio, County of Noble, Township of Center and bounded and described as follows:

Being a part of the Southwest Quarter of the Northwest Quarter of Section 9, Township 7, Range 8 and a part of the Southeast Quarter and a part of the Northeast Quarter of Section 8, Township 7, Range 8.

Beginning at the Northeast corner of said Southeast Quarter of Section 8 and running into Section 9 South $88^{\circ} 21' 47''$ East a distance of 355.69 feet to a point; thence North $23^{\circ} 46' 47''$ West a distance of 142.71 feet to a point; thence North $1^{\circ} 43' 13''$ East a distance of 91.01 feet to a point; thence North $16^{\circ} 30' 13''$ East a distance of 150.42 feet to a point; thence North $1^{\circ} 05' 13''$ East a distance of 46.00 feet to a point; thence North $38^{\circ} 58' 47''$ West a distance of 172.47 feet to a point; thence North $20^{\circ} 56' 47''$ West a distance of 90.62 feet to a point; thence North $0^{\circ} 26' 13''$ East a distance of 89.01 feet to a point; thence North $31^{\circ} 28' 50''$ East a distance of 101.70 feet to a point; thence North $5^{\circ} 26' 55''$ West a distance of 143.64 feet to a point; thence North $81^{\circ} 40' 02''$ West a distance of 136.95 feet to a point; thence South $41^{\circ} 04' 58''$ West a distance of 122.92 feet to a point in the East boundary of Section 8; thence running into Section 8, South $53^{\circ} 42' 18''$ West a distance of 337.75 feet to a point; thence South $82^{\circ} 09' 21''$ West a distance of 785.83 feet to a point; thence South $0^{\circ} 21' 47''$ East a distance of 533.91 feet to a point; thence North $88^{\circ} 35' 10''$ West a distance of 331.57 feet to a point; thence South $3^{\circ} 19' 55''$ West a distance of 1317.12 feet to a point; thence South $88^{\circ} 35' 10''$ East a distance of 1351.89 feet to a point in the East boundary of Section 8; thence along said East boundary North $3^{\circ} 19' 55''$ East a distance of 1317.13 feet to the place of beginning, Containing 61.678 acres, more or less, of which 5.675 acres are in Section 9 and 56.003 acres are in Section 8.

As being described in Official Record 150, Page 513

Being known as parcel number: 07-0021028.000; 07-0021029.000

Assessed acreage- 5.680 and 56.003

Agreement Number- 218885000