

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 24 (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 #24
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 #34-0021444.000 (60 acres – Section 29 – Stock Township)

Valuation:	Land	21770	½ year tax: \$318.97
	Buildings	0	
	Total	21770	

Parcel #34-0021446.000 (20.78 acres – Section 29 – Stock Township)

Valuation:	Land	7490	½ year tax: \$109.74
	Buildings	0	
	Total	7490	

Parcel #34-0021447.000 (20 acres – Section 29 – Stock Township)

Valuation:	Land	7170	½ year tax: \$105.05
	Buildings	0	
	Total	7170	

Parcel #34-0021450.000 (20 acres – Section 29 – Stock Township)

Valuation:	Land	7350	½ year tax: \$107.68
	Buildings	0	
	Total	7350	

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TAX INFORMATION – Continued:

Parcel #34-0021459.000 (19.14 acres – Section 29 – Stock Township)

Valuation:	Land	7000	½ year tax: \$102.56 + \$3.00 assessment
	Buildings	0	
	Total	7000	

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.

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.

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LIENS:

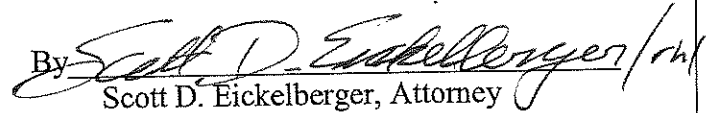
No liens of record.

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 19th day of September, 2019.

KINCAID, TAYLOR & GEYER

By  /rhl
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 24

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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 South West corner of Section Twenty nine (29) Township six (6) range seven (7). Thence East to the run eighty rods thence North East with the run to the line. Thence East with the line thirty one rods thence North fifty four and one half rods to the farm known as the Anderson farm thence west Twenty rods, thence South four rods, thence west sixty rods, thence North Thirty Three and one half rods thence west sixty rods to the section line thence South to the place of commencing containing one hundred acres, more or less.

As being described in Deed Record 52, Page 519

Excepting and reserving the following described tract of land:

Situated in the County of Noble, in the State of Ohio and in the Township of Stock and bounded and described as follows:

Being a Forty (40) acre plot off the East part of the lands now owned by Charles Mallet, the Westerly line to be parallel with the Easterly line and being a part of the same lands conveyed to Charles Mallett and recorded in Vol. 52 Page 519 of the Deed Records of Noble County, Ohio. Said tract being in Section 29, Township 6, Range 7.

Leaving in said tract after said exception, 60.00 acres, more or less.

Being known as parcel number: 34-0021444.000

Assessed acreage-60.00

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:

First Tract: Being the Southwest Quarter of the Northwest Quarter of Section Twenty-nine (29), Township Six (6), Range Seven (7), CONTAINING Forty Acres, more or less, EXCEPTING 19.22 acres deeded to Welcome Horton on April 1, 1900, leaving Twenty and 78/100 (20.78) Acres, more or less.

As being described in Deed Record 114, Page 319 (First Tract)

Being known as parcel number: 34-0021446.000

Assessed acreage-20.78

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:

The East Half of the Southeast Quarter of the Northwest Quarter of Section Twenty-nine (29), Township Six (6), Range Seven (7), CONTAINING Twenty (20) Acres, more or less.

As being described in Deed Record 114, Page 319 (Third Tract)
Being known as parcel number: 34-0021447.000
Assessed acreage-20.00
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:

Second Tract:

The West half of the Southeast Quarter of the Northwest Quarter of Section 29, Township Six (6), Range Seven (7), in said Stock Township, containing twenty (20) acres, more or less.

As being described in Deed Record 114, Page 319 (Second Tract)
Being known as parcel number: 34-0021450.000
Assessed acreage-20.00
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 Southwest Quarter of Section 29, Township 6 and Range 7.

Beginning at the Northeast corner of said Southwest Quarter; Thence South $4^{\circ} 35'$ West with the East line of said quarter a distance of 479.26 feet; thence North $87^{\circ} 04'$ West a distance of 600.49 feet to a post; thence South $35^{\circ} 57'$ West a distance of 81.42 feet to a post; thence North $87^{\circ} 34'$ West a distance of 1026.26 feet to a point in the centerline of a Township highway; thence with said centerline the following four courses: North $25^{\circ} 22'$ East a distance of 50.27 feet, North $15^{\circ} 07''$ East a distance of 70.68 feet, North $6^{\circ} 35'$ East a distance of 136.68 feet and North $3^{\circ} 05'$ West a distance of 269.26 feet to a point in the North line of the Southwest Quarter of Section 29, thence South $88^{\circ} 19'$ East with said North line a distance of 1670.75 feet to the place of beginning, containing 19.141 acres, more or less.

As being described in Deed Record 114, Page 319.

Being known as parcel number: 34-0021459.000

Assessed acreage-19.14

Agreement Number-Unknown