

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 3

(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 #3
Enoch 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 #13-0021188.000 (15.020 acres – Section 9 – Enoch Township)

Valuation:	Land	6010	½ year tax: \$118.63 + \$3.00 assessment
	Buildings	0	
	Total	6010	

Parcel #13-0021189.000 (20 acres – Section 10 – Enoch Township)

Valuation:	Land	8050	½ year tax: \$158.89
	Buildings	0	
	Total	8050	

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 perpetual easement for a pipeline and water distribution system from Dupech, Inc. to Pure Water Company dated January 27, 1995 and recorded July 12, 1995 at Noble County Official Record Volume 19, page 579.
2. 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.
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 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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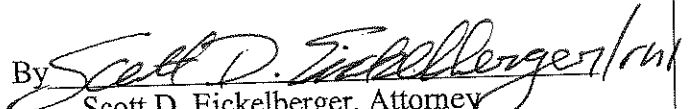
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I am an attorney qualified to practice in the State of Ohio and I certify that, as of 8:00 a.m. on the date of this Certificate, CNX Land LLC's, interest in and to real estate described at Exhibit "A" is free and clear of liens and encumbrances of 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 17th day of September, 2019.

KINCAID, TAYLOR & GEYER

By 
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 3

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Exhibit "A"

That certain tract or parcel of land situated in Enoch District, Noble County, Ohio, being more particularly bounded and described as follows:

A part of the Northeast quarter of Section 9, Township 6 of Range 8 and commencing for the same at a stake bearing South 45° East 35.20 rods distant from the Northwest corner of the Northeast quarter of the Northeast quarter of said section, witness to commencing point the Northeast corner of tobacco-house on said lot bearing South 69-1/2° West 7' distant, thence South 19° East 120 feet distant; thence North 71° East 70 feet distant; thence North 19 West 120 feet distant to the place of beginning, containing 16.61 acres, more or less, after deducting the following exception;

Except a part of the Northeast quarter of Section 9, Township 6, Range 8 and bounded as follows: Commencing point in approximate center of Fulda Main Street on bearing of South 48-1/4° East 25-1/2 feet from the Northeast corner of the Ralph Schoepner lot which by record is 10 feet North of Northeast corner of Lot 14 in Fulda; thence North 36-1/4° East 168 feet along center line of said Main Street to its intersection with center line of Rado-Middleburg Road; thence 51-1/4° East 120 feet along center line of said Rado-Middleburg Road; South 72-3/4° West 202.5 feet to commencing point containing .25 acres, more or less.

As being described in Deed Record 136, Page 373

Excepting and reserving the following described tract of land:

Being a part of Section 9, Township 6, Range 8.

Beginning at a point in Noble County Road No. 42 (an iron pin bears North 56°02'45" East a distance of 30.0 feet). Said place of beginning bears the following two courses and distances from the Northwest corner of the Northeast quarter of the Northeast Quarter of Section 9: (1) South 1° 30'00" West a distance of 860.29 feet to a point in the West line of said quarter quarter line; (2) South 88° 30' 00" East a distance of 642.34 feet to the place of beginning; running thence

North 56°02'45" East a distance of 205.71 feet to an iron pin; thence South 44° 32' 00" East a distance of 409.12 feet to an iron pin; thence South 33 45' 10" West distance of 117.06 feet to a point in said road (an iron pin bears North 33° 45' 10" East a distance of 15.0 feet); thence North 55° 04' 45" West a distance of 478.73 feet to the place of beginning, containing 1.592 acres; more or less.

As being described in Deed Record 170, Page 602

Being known as parcel number: 13-0021188.000

Assessed Acreage- 15.02

Agreement Number- 218900000

That certain tract or parcel of land situated in Enoch District, Noble County, Ohio, being more particularly bounded and described as follows:

The South half of the Northwest Quarter of the Northwest Quarter of Section Ten (10), Township Six (6) of Range Eight (8), Containing 20 acres, more or less.

As being described in Deed Record 133, Page 412
Being known as parcel number: 13-0021189.000
Assessed Acreage- 20
Agreement Number- 218900000