

*Cover page for:*

# **Preliminary Certificate of Title**

*Preliminary Certificate of Title prepared by:*

**Kincaid, Taylor & Geyer**

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## **Auction Tract 7 (Noble County, Ohio)**

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*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 #7**  
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 #13-0021097.000 (77.93 acres – Section 33 – Enoch Township)

Valuation:	Land	30600	½ year tax: \$605.18
	Buildings	0	
	Total	30600	

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.

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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.

**LIENS:**

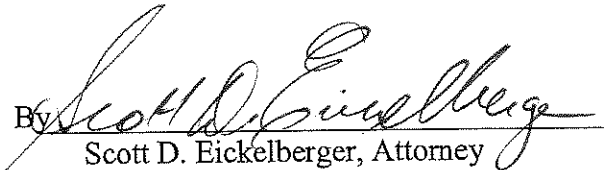
No liens of record.

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 25<sup>th</sup> day of September, 2019.

KINCAID, TAYLOR & GEYER

By   
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 7

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Exhubut "A"

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

Situated in the County of Noble, in the State of Ohio, and in the Township of Enoch and bounded and described as follows: And known as lands subject to sale at Zanesville, Ohio, and bounded and described as follows: Being the Northwest Quarter of the Southeast Quarter of Section 33, Township 7, Range 8, also the Southwest Quarter of the Northeast Quarter of the same section, township and range, containing 80 acres, more or less.

EXCEPTING, however, from this conveyance, the following described real estate: Being Range 8 W, Township 7 N, Southwest Quarter of the Northeast Quarter thereof, and bounding same by starting at an iron stake on the west side of a private driveway (said stake being South 914 feet and West 263 feet from the northeast corner of above quarter quarter section) and going South 25° 16' West 324.63 feet with this driveway to an iron stake, thence going North 76° 27' West 153.06 feet to an iron stake, thence going North 8° 37' West 210.45 feet to an iron pin in the country road #43; thence going with this road North 73° 61' East 318.70 feet to an iron pin; thence going South 18° 9' East 45.15 feet to an iron pin stake at beginning, and containing 1.502 acres, more or less.

There is included in this grant a right of way leading from the east side of the premises described herein to County Road Number 2, said right of way consisting of a slag driveway approximately 12 feet wide; there is also included in this grant a right of way from the above-mentioned premises across premises presently owned by grantor for a pipe line. Said pipe line runs in a southerly direction from the above described premises and connects with a main line owned by the Columbus Gas Company of Ohio, on the premises owned by grantor. Also a right of way for a pipe leading from a septic tank located at a point 10 feet east of the house on the above described premises to a point approximately 50 feet east of said septic tank, together with the right to have access pool at the last mentioned point, as the same was conveyed to Charles U. Archer and Lucy O. Archer by Anna Paisley by deed recorded in Volume 123, Page 240, Deed Records of Noble County, Ohio, and conveying in all after said exception, 78.498 acres, more or less.

Excepting from the above described premises the following:

Situated in Enoch Township, Noble County, Ohio, and known as being a part of the SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section Thirty-three (33), Township Seven (7), Range Eight (8) bounded as follows: Commencing at NW corner of said Quarter Quarter; thence run S.  $4-1/2^{\circ}$  102.4 feet along quarter section line; thence N.  $7-3/4^{\circ}$  E. 793 ft. to red oak tree 14 inches in diam.; thence N.  $8^{\circ}$  W. 235 ft. to place of beginning, containing .57 of an acre.

As being described in Deed Record 135, Page 185  
Being known as parcel number: 13-0021097.000  
Assessed Acreage- 77.93  
Agreement Number- 218900000