

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 59
(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 #59
Seneca 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 #31-0021064.000 (40 acres – Section 26 – Seneca Township)

Valuation:	Land	16800	½ year tax: \$246.14
	Buildings	0	
	Total	16800	

Parcel #31-0021065.000 (40 acres – Section 27 – Seneca Township)

Valuation:	Land	16800	½ year tax: \$246.14
	Buildings	0	
	Total	16800	

Parcel #31-0021066.000 (47 acres – Section 27 – Seneca Township)

Valuation:	Land	19740	½ year tax: \$289.22
	Buildings	0	
	Total	19740	

Parcel #31-0021068.000 (1.5 acres – Section 26 – Seneca Township)

Valuation:	Land	580	½ year tax: \$11.50
	Buildings	0	
	Total	580	

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

TAX INFORMATION – Continued:

Parcel #31-0021136.000 (37.818 acres – Section 26 – Seneca Township)

Valuation:	Land	15600	½ year tax: \$228.56
	Buildings	0	
	Total	15600	

Parcel #31-0021137.000 (39.88 acres – Section 27 – Seneca Township)

Valuation:	Land	16750	½ year tax: \$245.41
	Buildings	0	
	Total	16750	

Parcel #31-0021138.000 (32.63 acres – Section 23 – Seneca Township)

Valuation:	Land	13710	½ year tax: \$200.87
	Buildings	0	
	Total	13710	

Parcel #31-0021139.000 (10.5 acres – Section 22 – Seneca Township)

Valuation:	Land	4410	½ year tax: \$64.61
	Buildings	0	
	Total	4410	

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 right of way and easement for an electric transmission line from Consolidation Coal Company formerly Pittsburgh Consolidation Coal Company to Ohio Power Company dated November 14, 1962 and recorded November 24, 1962 at Noble County Deed Record Volume 119, Page 544.

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

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 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.

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:

1. 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.

2. The premises are subject to a Memorandum of oil and gas lease from Consolidation Coal Company to Georgetown Oil Company dated October 24, 2003 and recorded November 3, 2003 in Noble County Official Record Volume 106, Page 229. Said lease covers 786.44 acres and is for a primary term of 1 year and as long thereafter as oil or gas is produced.

LIENS:

No liens of record.

KINCAID, TAYLOR
& GEYER
ATTORNEYS AT LAW

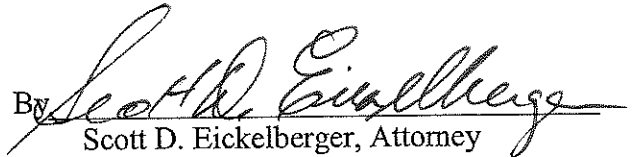
50 NORTH FOURTH STREET
P.O. BOX 1030
ZANESVILLE, OHIO 43702-1030
(740) 454-2591
FAX (740) 454-6975

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 30rd day of August, 2019.

KINCAID, TAYLOR & GEYER

By 
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 59

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 Seneca, County of Noble, and State of Ohio, being described as follows:

Beginning at the northwest corner of the northwest quarter of the northwest quarter of Section 26 of Township 8, of Range 8, thence south twenty four rods and nine feet, thence northeast thirty rods and six feet, thence west nineteen rods and nine feet to place of beginning, containing one and one-half acre more or less.

As being described in Deed Record 73, Page 485
Being known as parcel number: 31-0021068.000
Assessed acreage- 1.50
Agreement Number-218900000

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

The Southwest Quarter of the Northwest Quarter of Section Twenty-Six (26), Township Eighty (8) of Range Eight (8), containing Forty (40) Acres, more or less.

As being described in Deed Record 105, Page 274 (First Tract)
Being known as parcel number: 31-0021064.000
Assessed acreage-40.00
Agreement Number-218905000

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

Being a part of the West half of the Northeast Quarter of Section 27, Township 8 and Range 8.

Beginning for the same at a point on the East line of said half quarter at a stone, said stone being 23.37 rods South of the Northeast corner of said half quarter, thence South 1° West along said line 95.50 rods; thence North 88° West 80.0 rods to the line running North and South through the center of the Section.; thence North 1° East along said line 78.0 rods to a stone; thence South 88° East 2.20 rods to a stone; thence North 15° East 16.80 rods to a stone; thence South 88° East 72.0 rods to the place of beginning, containing 47.0 acres, more or less.

As being described in Deed Record 105, Page 91
Being known as parcel number: 31-0021066.000
Assessed acreage-47.00
Agreement Number-218905000

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

The Southeast Quarter of the Northeast Quarter of Section Twenty-seven (27), Township eight (8) of Range Eight (8), containing Forty (40) Acres, more or less.

As being described in Deed Record 105, Page 274 (Second Tract)
Being known as parcel number: 31-0021065.000
Assessed acreage-40.00
Agreement Number-218905000

: Being a part of the Northwest Quarter of Section 26, Township 8, Range 8 and beginning at a point in the West boundary of Section 26, said place of beginning bears South 1° 20' 23" West a distance of 405.00 feet from the Northwest corner of Section 26. Running thence from said place of beginning and running along the West boundary of said Section 26 South 1° 20' 23" West a distance of 895.47 feet to a point; thence departing from said West boundary South 88° 26' 59" East a distance of 1288.71 feet to a point; thence North 2° 28' 32" East a distance of 1331.00 feet to a point in the North boundary of Section 26; thence along North boundary North 89° 46' 21" West a distance of 992.83 feet; thence departing from said North boundary South 39° 26' 14" West a distance of 522.59 feet to the place of beginning, Containing 37.818 acres, more or less.

As being described in Deed Record 152, Page 866 (Tract 4)

Being known as parcel number: 31-0021136.000

Assessed acreage-37.818

Agreement Number-218902000

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

: Being a part of the Northeast Quarter of Section 27, Township 8, Range 8 and beginning at the Northeast corner of Section 27 and running along the North boundary of said Section 27 North 87° 12' 03" West a distance of 1325.31 feet to a point; thence departing from said North boundary South 1° 16' 13" West a distance of 1323.61 feet to a point; thence South 88° 12' 02" East a distance of 1323.32 feet to a point in the East boundary of Section 27; thence along said East boundary North 1° 20' 23" East a distance of 1300.47 feet to the place of beginning, Containing 39.881 acres, more or less.

As being described in Deed Record 152, Page 866 (Tract 1)

Being known as parcel number: 31-0021137.000

Assessed acreage-39.880

Agreement Number-218902000

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

Being a part of the Southeast Quarter of Section 22, Township 8, Range 8, and beginning at the Southeast corner of Section 22 and running along the East boundary of said Section 22 North 1° 20' 23" East a distance of 524.47 feet to a point; thence departing from said East boundary North 88° 04' 37" West a distance of 853.85 feet to a point; thence South 7° 58' 48" West a distance of 513.34 feet to a point in the South boundary of Section 22; thence along said South boundary South 87° 12' 03" East a distance of 913.47 feet to the place of beginning, Containing 10.500 acres, more or less.

As being described in Deed Record 152, Page 866 (Tract 2)

Being known as parcel number: 31-0021139.000

Assessed acreage-10.50

Agreement Number-218902000

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

Being a part of the Southwest Quarter of Section 23, Township 8, Range 8 and beginning at the Southwest corner of Section 23 and running along the South boundary of said Section 23 South 89° 46' 21" East a distance of 1315.33 feet to a point; thence departing from said South boundary North 18° 07' 26" West a distance of 1367.53 feet to a point; thence North 88° 14' 11" West a distance of 859.44 feet to a point in the West boundary of Section 23; thence along said West boundary South 1° 20' 23" West a distance of 1321.27 feet to the place of beginning, Containing 32.631 acres, more or less.

As being described in Deed Record 152, Page 866 (Tract 3)

Being known as parcel number: 31-0021138.000

Assessed acreage-32.630

Agreement Number-218902000