

*Cover page for:*

# **Preliminary Certificate of Title**

*Preliminary Certificate of Title prepared by:*

**Kincaid, Taylor & Geyer**

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**Auction Tract 38**  
**(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 #38**  
Marion 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 #23-0021324.000 (40 acres – Section 22 – Marion Township)

Valuation:	Land	14700	½ year tax: \$219.08
	Buildings	0	
	Total	14700	

Parcel #23-0021325.000 (40 acres – Section 22 – Marion Township)

Valuation:	Land	14700	½ year tax: \$219.08
	Buildings	0	
	Total	14700	

Parcel #23-0021326.000 (58.5 acres – Section 22 – Marion Township)

Valuation:	Land	21500	½ year tax: \$320.42
	Buildings	0	
	Total	21500	

Parcel #23-0021341.000 (98.746 acres – Section 22 – Marion Township)

Valuation:	Land	36290	½ year tax: \$540.83
	Buildings	0	
	Total	36290	

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**TAX INFORMATION – Continued:**

Parcel #23-0021345.000 (219.08 acres – Section 22 – Marion Township)

Valuation:	Land	14700	½ year tax: \$219.08
	Buildings	0	
	Total	14700	

Parcel #23-0021346.000 (44.60 acres – Section 22 – Marion Township)

Valuation:	Land	16390	½ year tax: \$244.26
	Buildings	0	
	Total	16390	

Parcel #23-0021347.000 (80 acres – Section 15 – Marion Township)

Valuation:	Land	29400	½ year tax: \$438.15
	Buildings	0	
	Total	29400	

Parcel #23-0021351.000 (40 acres – Section 15 – Marion Township)

Valuation:	Land	14700	½ year tax: \$219.08
	Buildings	0	
	Total	14700	

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.

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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 a 50 foot Pipeline Right of Way from CNX RCPC LLC to Ohio River Valley Pipeline, LLC dated April 17, 2015 and recorded August 5, 2015 at Noble County Official Record Volume 270, Page 11.

4. The premises are subject to a Natural Gas Pipeline Right of Way from CNX Land LLC, Consol Mining Company LLC, CNX RCPC LLC and CNX Gas Company LLC to Columbia Gas Transmission LLC dated November 8, 2016 and recorded December 13, 2016 at Noble County Official Record Volume 290, Page 199.

5. 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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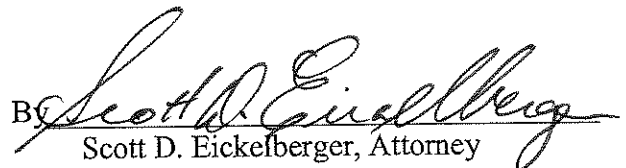
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I am an attorney qualified to practice in the State of Ohio and I certify that, as of 8:00 a.m. on the date of this Certificate, CNX Land LLC's, interest in and to real estate described at Exhibit "A" is free and clear of liens and encumbrances of 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 5th day of September, 2019.

KINCAID, TAYLOR & GEYER

By   
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 38

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Exhibit "A"

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

The following real estate situated in Marion Township, Noble County, Ohio and being the S.E. ¼ of the S.W. ¼ of section 22, Township 7, Range 8, containing forty acres, more or less.

As being described in Deed Record 73, Page 161  
Being known as parcel number: 23-0021324.000  
Assessed acreage- 40.00  
Agreement Number- 218905000

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

Tract Two: Being the South West Quarter of the South West Quarter of Section Twenty Two (22), Township Seven (7) of Range Eight (8), containing Forty (40) acres, more or less, and situate in Marion Township.

As being described in Deed Record 104, Page 382 (Tract 2)  
Being known as parcel number: 23-0021325.000  
Assessed acreage- 40.00  
Agreement Number- 218905000

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

Situated in the State of Ohio, County of Noble and Township of Marion, and being the northwest quarter of the southwest quarter of Section 22, Township 7, Range 8, Containing 40 acres, more or less. Also the west half of the northeast quarter of the southwest quarter of Section 22, Township 7 of Range 8, Except 1-1/2 acres, more or less, in the northeast corner thereof, containing in all in this tract 58-1/2 acres, more or less.

As being described in Deed Record 142, Page 333  
Being known as parcel number: 23-0021326.000  
Assessed acreage- 58.50  
Agreement Number- 218905000

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

Situated in the Township of Marion, County of Noble and State of Ohio, and being a part of Section 22, Township 7 and Range 8.

BEGINNING for the same at the Southwest corner of the Northwest Quarter of said Section 22; thence North  $2^{\circ} 38'$  East with the West line of said Section a distance of 351.00 feet; thence with lands now or formerly owned by Clara Ross the following three courses: South  $88^{\circ} 15'$  East a distance of 132.00 feet, North  $11^{\circ} 03'$  East a distance of 991.93 feet to a point in the North line of the South Half of said Northwest Quarter and South  $88^{\circ} 10'$  East with said North line a distance of 1753.88 feet to a point in a Township Highway; thence with said highway and with lands now or formerly owned by W. T. Hague the following four courses: South  $32^{\circ} 56'$  East a distance of 196.41 feet; South  $22^{\circ} 18'$  East a distance of 432.32 feet; South  $48^{\circ} 43'$  East a distance of 153.06 feet and South  $41^{\circ} 10'$  East a distance of 155.15 feet; thence leaving the road and continuing with lands of W.T. Hague the following seven courses: South  $7^{\circ} 55'$  West a distance of 524.80 feet; South  $44^{\circ} 00'$  East a distance of 292.46 feet; South  $50^{\circ} 35'$  East a distance of 305.51 feet; South  $34^{\circ} 21'$  East a distance of 290.69 feet; South  $9^{\circ} 57'$  West a distance of 387.83 feet; South  $18^{\circ} 43'$  West a distance of 196.38 feet and South  $26^{\circ} 12'$  West a distance of 202.32 feet to a point in the South line of the Northwest Quarter of the Southeast Quarter of said Section 22; thence North  $88^{\circ} 27'$  West a distance of 905.32 feet to the Southwest corner of the East Half of the Northeast Quarter of the Southwest Quarter of said Section 22; thence North  $2^{\circ} 43'$  East with the West line of said East Half a distance of 808.91 feet; thence North  $29^{\circ} 47'$  West a distance of 631.08 feet to a point in the South line of the Northwest Quarter of said Section 22; thence North  $88^{\circ} 15'$  West with said South line a distance of 1711.19 feet to the place of beginning, CONTAINING 98.746 Acres, more or less.

As being described in Deed Record 113, Page 552  
Being known as parcel number: 23-0021341.000  
Assessed acreage- 98.746  
Agreement Number- 218905000



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

Situated in the County of Noble and State of Ohio and in the Township of Marion and bounded and described as follows: Being the Northeast Quarter of the Northwest Quarter of Section 22, Township 7, of Range 8, CONTAINING 40 acres, more or less.

As being described in Deed Record 133, Page 588  
Being known as parcel number: 23-0021345.000  
Assessed acreage- 40.00  
Agreement Number- 218905000

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

The Northwest Quarter of the Northwest Quarter of Section 22, Township 7, and Range 8, Marion Township, Noble County, Ohio, CONTAINING 40 acres, more or less.

BEGINNING for the same at the Northwest corner of said Quarter Quarter; Thence South  $88^{\circ} 10'$  East with the North line of said Quarter Quarter a distance of 272.22 feet; thence with lands formerly owned by Harley Van Dyne the following two courses: South  $11^{\circ} 03'$  West a distance of 991.93 feet and North  $88^{\circ} 15'$  West a distance of 132.00 feet to a point in the West line of said QUARTER QUARTER; thence North  $2^{\circ} 38'$  East with said West line a distance of 979.43 feet to the place of beginning, CONTAINING 4.600 Acres, more or less.

Said tracts of land containing in all 44.60 acres, more or less.

As being described in Deed Record 114, Page 269 (Tracts 2 & 3)

Being known as parcel number: 23-0021346.000  
Assessed acreage- 44.60  
Agreement Number- 218905000

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

Situated in the State of Ohio, County of Noble, and Township of Marion and being the southeast quarter of the southwest quarter and the southwest quarter of the southeast quarter of Section 15, Township 7, Range 8, containing Eighty (80) acres, more or less.

As being described in Deed Record 129, Page 195  
Being known as parcel number: 23-0021347.000  
Assessed acreage- 80.00  
Agreement Number- 218905000

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

Tract No. 1

Situated in Marion Township, Noble County, Ohio, to-wit: The Southwest Quarter of the Southwest Quarter of Section 15, Township 7, Range 8, CONTAINING 40 Acres, more or less.

As being described in Deed Record 114, Page 269  
Being known as parcel number; 23-0021351.000  
Assessed acreage- 40.00  
Agreement Number- 218905000