

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tracts 5 & 6 (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 Tracts #5 & 6
Enoch & Center Townships, 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
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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 #14-0021099.000 (35.75 acres – Section 33 – Enoch Township)

Valuation:	Land	13990	½ year tax: \$221.69
	Buildings	0	
	Total	13990	

Parcel #14-0021100.000 (20.5 acres – Section 33 – Enoch Township)

Valuation:	Land	8150	½ year tax: \$129.14
	Buildings	0	
	Total	8150	

Parcel #14-0021101.000 (10.01 acres – Section 33 – Enoch Township)

Valuation:	Land	4030	½ year tax: \$63.86
	Buildings	0	
	Total	4030	

Parcel #14-0021103.000 (3.94 acres – Section 33 – Enoch Township)

Valuation:	Land	1590	½ year tax: \$25.19
	Buildings	0	
	Total	1590	

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TAX INFORMATION – Continued:

Parcel #07-0021284.000 (23.85 acres – Section 28 – Center Township)

Valuation:	Land	9980	½ year tax: \$147.79
	Buildings	0	
	Total	9980	

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:

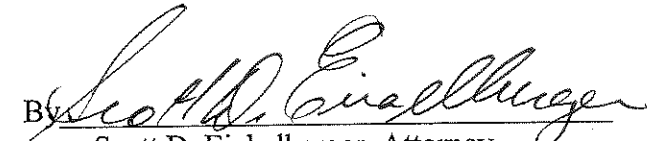
No liens of record.

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 25th day of September, 2019.

KINCAID, TAYLOR & GEYER

By 
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tracts 5 & 6

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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:

Tract No. 1: Known as and being the northwest quarter of the northeast quarter of section 33, containing 40.0 acres, more or less.

Also 1/2 acre more or less, bounded as follows: Commencing at the lane of the northeast corner of the northwest quarter of the northeast quarter of said section, township, and range, thence north 1 1/2 rods, thence a westerly course 4 feet, north of a road known as the Stephenson Road to County Road leading from East Union to Caldwell, Ohio, it being in Section 29, Township 7, Range 8.

But, excepting therefrom the following: Beginning for said exception at the road leading from East Union to Caldwell; thence west about 30 rods to the northwest corner of said lot; thence south to the road, it being about [sic] 27 rods; thence along the road to the place of beginning, and containing in said exception 2.75 acres, more or less.

FURTHER EXCEPTED FROM SAID PREMISES the following: Situate in the Township of Enoch, County of Noble, State of Ohio, to-wit: Being a part of the northeast quarter of section 33, township 7, and range 8 and bounded as follows: Beginning at the center of said quarter section thence south 84 1/2 east 324 feet on quarter quarter line; north 34 3/4 west 810 feet to stake in road; south 33 1/4 west 509 feet in said road; south 55 west 245 feet to quarter quarter line; south 84 1/2 east 512 feet to commencing point; containing 6 acres, more or less, thus conveying about 2 1/2 acres off the Mills forty and 3 1/2 acres off the F. Moore forty.

As being described in Deed Record 104, Page 437 (Tract 1)
Being known as parcel number: 14-0021099.000
Assessed Acreage- 35.75
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:

Tract No. 1:

Situated in Enoch Township, and known as and being the North half of the North East Quarter of the North East Quarter of Section 33, Township 7 and Range 8, containing 20.50 acres more or less.

As being described in Deed Record 105, Page 544 (Tract 1)

Being known as parcel number: 14-0021100.000

Assessed Acreage- 20.50

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:

Tract No. 2:

Situated in Enoch Township, known as and being the south half of the northeast quarter of the northeast quarter of Section 33, Township 7 and Range 8, containing 20.50 acres, more or less.

EXCEPTING from the above premises the following:

Beginning at a stone on the section line between Charles Wickham and M.B. Archer running S.W. 47 rods 7 ½ feet to an elm tree; thence from said elm tree running northwesterly direction to a stone on the north and west line running between Nathaniel Wickham and Charles Wickham 35 rods 16 feet; thence direct east 36 rods 12 ½ feet to section line, to place of beginning, containing 4 acres.

FURTHER EXCEPTING from the above premises the following:

Being part of the northeast quarter of Section 33, Township 7 and Range 8 and bounded as follows: Beginning at the center of said quarter section thence south 84 ½ ° east 324 feet on quarter-quarter line; north 34 ¾ ° west 810 feet to stake in road; south 33 ¼ ° west 509 feet in said road; south 55 west 245 feet to quarter-quarter line; south 84 ½ east 512 feet to commencing point; containing 6 acres, more or less.

As being described in Deed Record 104, Page 437

Being known as parcel number: 14-0021101.000

Assessed Acreage- 10.01

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:

Situated in Enoch Township and being a part of the northeast quarter of the northeast quarter of Section 33, Township 7 and Range 8 and bounded as follows: Beginning at point in east boundary S 1° 59' 53" W 719.08 ft. from the northeast corner of Section 33, running from said place of beginning and departing from east boundary S 44° 33' 46" W 772.99 ft., N 5° 11' 29" W 581.55 ft., S 87° 15' 56" E 595.70 ft. to beginning, containing 3.94 acres, more or less.

As being described in Deed Record 153, Page 64
Being known as parcel number: 14-0021103.000
Assessed Acreage- 3.94
Agreement Number- 218900000

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

Situated in Center Township, Noble County, Ohio, and known as and being a part of the Southeast Quarter of Section 28, Township 7 and Range 8. Beginning for the same at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section, thence North 4-1/2° East 24.75 feet; thence following the fence along the north line of an old road; North 89-1/2° West 77.5 feet; North 75-1/2° West 348.0 feet; South 81-1/2° West 110.0 feet; South 69° West 100.0 feet to the section line; thence North 85° West 135.0 feet to Roderick Archer's line; thence North 47° East 600.0 feet along said line; thence North 42-1/2° East 270.00 feet along said line; thence North 53° East 187.00 feet along said line; thence North 63-3/4° East 300.0 feet along said line; thence North 80 3/4° East 225.0 feet to a walnut tree 10" in diameter at J. E. Sullivan's corner; thence South 81-1/2° East 195.0 feet along said Sullivan's line; thence South 17° East 821.0 feet to the middle of the public road; thence South 69° West 146.0 feet; thence South 44° West 220.0 feet to the section line; thence North 85-3/4° West 652.0 feet to the place of beginning, containing 23.85 acres, more or less.

As being described in Deed Record 105, Page 544 (Tract 2)
Being known as parcel number: 07-0021284.000
Assessed acreage- 23.85
Agreement Number- 218905000