

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 11 **(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 #11
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
PO. 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 #13-0021209.000 (19.69 acres – Section 9 – Enoch Township)

| | | | |
|------------|-----------|------|--|
| Valuation: | Land | 7920 | ½ year tax: \$156.33 + \$3.00 assessment |
| | Buildings | 0 | |
| | Total | 7920 | |

Parcel #13-0021210.000 (23.03 acres – Section 9 – Enoch Township)

| | | | |
|------------|-----------|------|--|
| Valuation: | Land | 9270 | ½ year tax: \$182.98 + \$3.00 assessment |
| | Buildings | 0 | |
| | Total | 9270 | |

Parcel #13-0021166.000 (9.19 acres – Section 4 – Enoch Township)

| | | | |
|------------|-----------|------|---------------------|
| Valuation: | Land | 3490 | ½ year tax: \$68.89 |
| | Buildings | 0 | |
| | Total | 3490 | |

Parcel #13-0021167.000 (31.88 acres – Section 4 – Enoch Township)

| | | | |
|------------|-----------|-------|----------------------|
| Valuation: | Land | 12550 | ½ year tax: \$247.72 |
| | Buildings | 0 | |
| | Total | 12550 | |

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TAX INFORMATION – Continued:

Parcel #13-0021187.000 (39.51 acres – Section 9 – Enoch Township)

| | | | |
|------------|-----------|-------|----------------------|
| Valuation: | Land | 15900 | ½ year tax: \$313.84 |
| | Buildings | 0 | |
| | Total | 15900 | |

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.

LIENS:

No liens of record.

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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 24th day of September, 2019.

KINCAID, TAYLOR & GEYER

By 
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 11

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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. 3, Parcel No. 3 (2):

Being the West half of the Southwest Quarter of the Northeast Quarter of Section 9, Township 6, Range 8, Enoch Township, Noble County, Ohio and being more particularly bounded and described as follows, to-wit:

Beginning at a thirty-six (36) inch beech tree, a corner to lands now or formerly belonging to Walter Rohrig, said beech tree being located South five degrees thirteen minutes West (S. 5° 13' W.) thirteen hundred twenty-nine and 66/100 (1329.66) feet from the stone at the Quarter corner in the North line of said Section 9; thence with a line of Parcel No. 1, hereinbefore described, South eighty-four degrees forty-one minutes East (S. 84° 41' E.) six hundred forty-eight and 92/100 (648.92) feet to a stake, corner to Peter Bishop; thence with said Bishop, South four degrees fifty-two minutes West (S. 4° 52' W.) thirteen hundred nineteen and 76/100 (1319.76) feet to a post at the Quarter section line, corner to Peter Bishop and in line of lands now or formerly belonging to John Brahler; thence with said Brahler North eighty-five degrees four minutes West (N. 85° 4' W.) six hundred forty-eight and 91/100 (638.91) feet to a post, corner to lands of Alex Gerst and to Parcel No. 3, hereinafter described, thence with said Parcel No. 3 North four degrees fifty-two minutes East (N. 4° 52' E.) thirteen hundred twenty-four and 7/100 (1324.07) feet to the beginning, containing nineteen and 69/100 (19.69) acres, more or less.

As being described in Deed Record 105, Page 502 (Tract 3, Parcel 3(2))
Being known as parcel number: 13-0021209.000
Assessed Acreage- 19.69
Agreement Number- Unknown

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

Tract No. 3., Parcel No. 3:

Being a part of the Southeast Quarter of the Northwest Quarter of Section 9, Township 6, Range 8, Enoch Township, Noble County, Ohio, and being more particularly bounded and described as follows, to-wit:

Beginning at the thirty-six (36) inch beech tree hereinbefore located, thence South four degrees fifty-two minutes West (S. 4° 52' W.) thirteen hundred twenty-four and 7/100 (1324.07) feet with the line of Parcel No. 2, hereinbefore described, to a corner to Alex Gerst; thence the following two (2) courses with said Gerst, North eighty-four degrees thirty-three minutes West (N. 84° 33' W.) nine hundred ninety and 14/100 (990.14) feet to a post; thence North twenty-four degrees seventeen minutes East (N. 24° 17' E.) thirteen hundred ninety-eight and 56/100 (1398.56) feet to a post corner to Walter Rohrig, thence with said Rohrig South eighty-four degrees thirty-five minutes East (S. 84° 35' E.) five hundred twenty-five and 44/100 (525.44) feet to the beginning, containing twenty-three and 3/100 (23.03) acres, more or less.

As being described in Deed Record 105, Page 502 (Tract 3, Parcel 3)

Being known as parcel number: 13-0021210.000

Assessed Acreage- 23.03

Agreement Number- Unknown

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

Being a part of the East Half of the Southwest Quarter of Section Four (4), Township Six (6) of Range Eight (8), and described as follows:

Commencing at a point on the East line of said South west quarter and in the John B. Hill road, eight (8) rods north of the southeast corner of said quarter-section; thence, along said road, N. 28° W. 15.00 rods; N. 9-1/2° W. 28.00 rods; N. 26-3/4° W. 24.00 rods; N. 8-3/4° E. 12.00 rods; N. 5-1/2° E. 8.00 rods; N. 28° E. 17.36 rods; thence S. 88-1/2° E. 14.72 rods to the East line of said quarter; thence S. 1-1/2° W. 22.00 rods to the Northeast corner of the Southeast quarter of the Southwest quarter of said section four; thence S. 1-1/2° W. 75.03 rods to the place of beginning, containing Nine and nineteen hundredths (9.19) acres, more or less.

As being described in Deed Record 105, Page 502

Being known as parcel number: 13-0021166.000

Assessed Acreage- 9.19

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:

A part of the West half of the S. E. quarter of Section 4, Township 6, of Range 8, commencing at a stake on the quarter section line in the John B. Hill Road 8 rods North of the quarter post on the South line of the said Section 4; thence running North $2-1/2^{\circ}$ East 22 rods to road; thence along said road as follows: South $50-3/4^{\circ}$ East 10.30 rods; South $27-1/4^{\circ}$ East 10 rods; South 44° East 16.50 rods; South 76° East 16 rods; North 79° East 22 rods; North $82-1/2^{\circ}$ East 9.85 rods; North line of said Southwest quarter of Southeast quarter of said quarter; thence South $2-1/2^{\circ}$ West 45 rods to a stone; thence South $58-1/2^{\circ}$ West 12.76 rods to said John B. Hill road; thence along said road as follows: North $69-1/2^{\circ}$ West 20.18 rods; South 36° West 20 rods; South $67-1/2^{\circ}$ West 20 rods; North $55-1/2^{\circ}$ West 14.68 rods to the place of beginning and CONTAINING 31.88 acres, more or less.

As being described in Deed Record 149, Page 127
Being known as parcel number: 13-0021167.000
Assessed Acreage- 31.88
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. 3., Parcel No. 1:

Being a part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 6, Range 8, Enoch Township, Noble County, Ohio and being more particularly bounded and described as follows, to-wit:

Beginning at a stone in line of lands now or formerly belonging to Walter Rohrig, said stone being situate in the Quarter corner and on the North line of said Section 9 and being the Northwest corner of this Parcel No. 1, thence with a line of Tract No. 2, hereinbefore described, South eighty-three degrees thirty-six minutes East (S. $83^{\circ} 36' E.$) eleven hundred ten and $34/100$ (1110.34) feet to a post, thence two courses through lands now or formerly belonging to Emma Snyder, South eighty-four degrees twenty-eight minutes East (S. $84^{\circ} 28' E.$) two hundred eight and $19/100$ (208.19) feet to a post; thence South five degrees seven minutes West (S. $5^{\circ} 07' W.$) one hundred thirty and $42/100$ (130.42) feet to a stone corner to John Schwallie, thence with a line of lands now or formerly belonging to said Schwallie and to Peter Bishop, South five degrees twenty-five minutes West (S. $5^{\circ} 25' W.$) eleven hundred seventy-seven and $27/100$ (1177.27) feet to a post; corner to said Bishop, thence with said Bishop and Parcel No. 2, hereinafter described, North eighty-four degrees forty-one minutes West (N. $84^{\circ} 41' W.$) thirteen hundred fourteen and $36/100$ (1314.36) feet to a thirty-six (36) inch beech tree, corner to said Walter Rohrig; thence with a line of lands of said Rohrig North five degrees thirteen minutes East (N. $5^{\circ} 13' E.$) thirteen hundred twenty-nine and $66/100$ (1329.66) feet to the beginning; containing thirty nine and $82/100$ (39.82) acres, more or less.

Excepting from said Parcel No. 1 of Tract No. 3 the following described lot in the Northeast corner thereof.

Beginning at a post which is situated South eighty-three degrees thirty-six minutes East (S. $83^{\circ} 36'$ E.) eleven hundred ten and $34/100$ (1110.34) feet from the stone at the Quarter corner in the North line of Section 9, thence South eighty-four degrees twenty-eight minutes East (S. $84^{\circ} 28'$ E.) with the Section line, two hundred eight and $19/100$ (208.19) feet to a post; thence South five degrees seven minutes West (S. $5^{\circ} 7'$ W.) one hundred thirty and $42/100$ (130.42) feet to a stone; thence North fifty-two degrees thirty-one minutes West (N. $52^{\circ} 31'$ W.) two hundred forty-six and $49/100$ (246.49) feet to the beginning, containing $31/100$ (0.31) acres, more or less.

Containing in said Parcel No. 1 after deducting the above exception, thirty-nine and $51/100$ (39.51) acres, more or less.

As being described in Deed Record 105, Page 502 (Tract 3, Parcel 1)

Being known as parcel number: 13-0021187.000

Assessed Acreage- 39.51

Agreement Number- 218900000