Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Kincaid, Taylor & Geyer

Auction Tract 62

(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 #62**
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 #31-0021077.000 (108.30 acres – Section 35 – Seneca Township)

Valuation:	Land	45490	½ year tax: $666.49
	Buildings	0	
	Total	45490	

Parcel #31-0021078.000 (40 acres – Section 35 – Seneca Township)

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

Parcel #31-0021081.000 (12.9 acres – Section 35 – Seneca Township)

Valuation:	Land	5210	½ year tax: $76.34
	Buildings	0	
	Total	5210	

Parcel #31-0021082.000 (10 acres – Section 35 – Seneca Township)

Valuation:	Land	4200	½ year tax: $61.54
	Buildings	0	
	Total	4200	

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TAX INFORMATION – Continued:

Examiner's Note: The description for Parcel Number 31-0021083.000 was split into two tracts, 40.08 acres and 11.50 acres. According to the Noble County Auditor's Office, the acreage for Parcel number 31-0021083.000 is 40.08. There does not appear to be a separate parcel number for the 11.50 acreage.

Parcel #31-0021083.000 (40.08 acres – Section 36 – Seneca Township)

Valuation:	Land	16840	½ year tax: $246.73
	Buildings	0	
	Total	16840	

Parcel #31-0021096.000 (56.3 acres – Section 35 – Seneca Township)

Valuation:	Land	23160	½ year tax: $339.33
	Buildings	0	
	Total	23160	

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.

2. The premises are subject to a right of way and easement to construct, erect, operate and maintain a line of poles and wires for the purpose of transmitting electric or other power from Consolidation Coal Company to Ohio Power Company dated November 10, 1982 and recorded February 9, 1983 at Noble County Deed Record Volume 155, Page 400.

3. The premises are subject to an easement for lines of communication and electric facilities from Conoco, Inc. to General Telephone Company of Ohio dated May 28, 1985 and recorded June 19, 1985 at Noble County Official Record Volume 160, Page 442.

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4. 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.

5. 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.

6. The premises are subject to a memorandum of surface use agreement for mining operations of the #9 coal from CNX RCPC, LLC and Consol Mining Company LLC to B & N Coal, Inc. dated August 13, 2015 and recorded December 7, 2015 at Noble County Official Record Volume 275, Page 220.

7. The premises are subject to a memorandum of well site and access road easement from CNX Land LLC to CNX Gas Company LLC dated May 29, 2018 and recorded May 30, 2018 at Noble County Official Record Volume 311, Page 575.

8. The premises are subject to a memorandum of water pipeline easement from CNX Land LLC to CNX Gas Company LLC dated May 29, 2018 and recorded May 30, 2018 at Noble County Official Record Volume 311, Page 600.

9. 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.

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3. The premises are subject to an oil and gas lease from Consolidation Coal Company to Northwood Energy Corporation dated January 24, 2005 and recorded March 4, 2005 in Noble County Official Record Volume 121, Page 516. Said lease covers 150.35 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.

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
Scott D. Eickelberger, Attorney

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sde/CNX/Cert of Title Tract 62

Exhibit "A"

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

. Known as and being a part of the East half of Section 35, Township 8 and Range 8, beginning for the same at the Southeast corner of the Northeast Quarter of the southeast Quarter of said Section 35; thence North 86-1/2° West 80.0 rods to the Southwest corner of said quarter quarter; thence North 4° East 83.42 rods; thence North 87-1/2° East 8.60 rods to a stone; thence North 15° West 93.75 rods to a stone; thence North 62° East 19.90 rods; thence North 56° East 57.80 rods to a stone; thence South 65° East 41.60 rods to a stone on the East line of said Section 35; thence South 4° West 204.0 rods to the place of beginning, containing 108.32 acres, more or less.

As being described in Deed Record 104, Page 455 (Tract 1)
Being known as parcel number: 31-0021077.000
Assessed acreage-108.30
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:

Being the Southeast Quarter of the Southeast Quarter of Section 35, Township 8, of Range 8, containing 40.17 acres, more or less.

As being described in Deed Record 105, Page 336 (Tract 3)
Being known as parcel number: 31-0021078.000
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 Section 35, Township 8 and Range 8.

Beginning for the same at a stone marking the Southeast corner of the Southwest Quarter of said Section 35; thence North 88° 25' West with the South line of said quarter a distance of 333.00 feet to a point on the West side of a township road; thence with the west side of said road the following two courses: North 32° 47' East a distance of 576.42 feet and North 1° 25' East a distance of 174.04 feet; thence South 88° 07' East with lands formerly owned by Roy Graham a distance of 697.13 feet; thence South 5° 09' East with lands now or formerly owned by Forest Danford a distance of 668.18 feet to a point in the South line of said Section 35; thence North 88° 24' West with said South line a distance of 740.50 feet to the place of beginning, Containing 12.926 acres, more or less.

As being described in Deed Record 114, Page 167
Being known as parcel number: 31-0021081.000
Assessed acreage-12.90
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:

Situated in Seneca Township, Noble County, Ohio and known as being a part of the Southwest Quarter of Southeast Quarter of Section 35, Township 8, Range 8 and bounded and described as follows: Beginning at the Southeast corner of said quarter quarter; thence North 4° East along quarter quarter line forty rods; thence North 86° West 40 rods; thence South 4° West 40 rods to the section line; thence South 86° East along said line 40 rods to the place of beginning, containing ten acres, more or less.

As being described in Deed Record 133, Page 362 (First Tract)

Being known as parcel number: 31-0021082.000
Assessed acreage-10.00
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:

Being the Southwest Quarter of the Southwest Quarter of Section 36, Township 8, of Range 8, containing 40.08 acres, more or less.

As being described in Deed Record 105, Page 336 (Tract 4)
Being known as parcel number: P/O 31-0021083.000
Assessed acreage-40.08
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:

Being a part of the Southeast Quarter of the Southwest Quarter of Section 36, Township 8 of Range 8. Beginning for the same at the Southwest corner of the Southeast Quarter of said southwest Quarter; thence North 2-1/2° East 7.25 chains to a stone; thence North 80° East 21.75 chains; thence South 2-1/2° West 10.75 chains; thence South 87-1/2° West 21.50 chains to the place of beginning, containing 20.0 acres, more or less. But excepting therefrom the following:

Beginning for said exception at a stone on the south line of said Section 36, 50.22 rods East from the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section; thence North 4° East 38.64 rods to a stake; thence North 84° East 32.85 rods to a stone; thence South 3° West 44.54 rods to the Section line; thence North 85-1/2° West along the Section line 33.08 rods to the place of beginning, containing 8.50 acres, more or less.

Leaving in said parcel, after deducting said exceptions, 11.50 acres, more or less.

As being described in Deed Record 105, Page 336 (Tract 5)
Being known as parcel number: P/O 31-0021083.000
Assessed acreage- 11.50
Agreement Number-218900000
Auditor's New Parcel Number:

Being Parcel #31-0021096.000 included in the following description:

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

. Situated in County of Noble and State of Ohio and in the district of lands subject to sale at Zanesville, Ohio, and bounded as follows, commencing at a stake North 87-1/2° W. 60 80/100 rods from the north east corner of the south half of the south east quarter of Section Twenty Six (26) Township Eight (8) Range Eight (8), thence running North 87-1/2° W. 102 20/100 rods to a stone, thence S. 2° W. 140 rods, thence N. 77° East 11 28/100 rods, thence N. 68-3/4° E. 6 72/100 rods, thence N. 45° E. 40 14/100 rods, thence N. 66° E 10 22/100 rods to a stake, thence S. 27-1/2° E. 44 22/100 rods to a stone, thence N. 55-1/2° E. 60 76/100 rods to a stone, thence S. 65° E. 42 22/100 rods, thence N. 2° E. 87 20/100 rods, thence N. 48° W. 20 36/100 rods, thence N. 80-1/2° W. 26 08/100 rods, thence N. 85-1/2° W. 20 96/100 rods, thence N. 14° East 8 48/100 rods, thence N. 4-1/2° E. 6 16/100 rods to the place of beginning, containing in all 113 66/100 acres.

Excepting from the above described premises the following tract conveyed by A.J. Moore, et ux, to John F. Groves by deed dated March 16, 1892 and recorded in Noble County, Record of Deeds, Volume 80, Page 418, to-wit:

Situated in the northwest corner of the south half of the southeast quarter of Section 26, Township 8, Range 8, and containing one and 88/100 (1.88) acres, more or less.

Leaving in said Tract No. 1, 111.78 acres, more or less.

Also the following tract of land situated in Noble County, Ohio, bounded and described as follows a part of the south west quarter of the N.E. quarter of Section 35 Twp. 8 of Range 8, also a part of the North West quarter of the N.E. quarter of same section, Township and Range. Beginning for the same at a point on the west line of said qr. Section 9 30/100 chains south to the middle of the road leading to Mt. Ephraim, thence N. 2-1/4° E. to a stake in middle of road aforesaid, thence N. 79-1/2° E. 3.00 chains, thence N. 5-1/2° E. 3 50/100 chains, thence N. 45-1/2° E. 8.00 chains, thence N. 66-1/2° E. 2.10 chains, thence S. 27° East 11.10 chains, thence S. 62-1/4° W. 15.00 chains, thence S. 75-1/2° W. 6 37/100 chains to the place of beginning containing seventeen and 55/100 acres.

As being described in Deed Record 105, Page 345 (Tracts 1 & 2)
Being known as parcel number: 31-0021096.000 (56.30 acres in Section 35) & 31-0021097.000 (72.00 acres in Section 26)
Assessed acreage- 56.30 & 72.00
Agreement Number-218900000