Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Kincaid, Taylor & Geyer

Auction Tract 65

(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 #65**
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 #23-0021051.000 (34.15 acres – Section 1 – Marion Township)

Valuation:	Land	12460	½ year tax: $185.69
	Buildings	0	
	Total	12460	

Parcel #23-0021052.000 (87.61 acres – Section 1 – Marion Township)

Valuation:	Land	31930	½ year tax: $475.85
	Buildings	0	
	Total	31930	

Parcel #23-0021055.000 (78.2 acres – Section 1 – Marion Township)

Valuation:	Land	28650	½ year tax: $426.97
	Buildings	0	
	Total	28650	

Parcel #23-0021060.000 (1.11 acres – Section 1 – Marion Township)

Valuation:	Land	350	½ year tax: $5.21
	Buildings	0	
	Total	350	

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TAX INFORMATION – Continued:

Parcel #23-0021063.000 (18 acres – Section 34 – Marion Township)

Valuation:	Land	6620	½ year tax: $98.66
	Buildings	0	
	Total	6620	

Parcel #23-0021246.000 (72 acres – Section 33 – Marion Township)

Valuation:	Land	25990	½ year tax: $388.96
	Buildings	110	
	Total	26100	

Parcel #23-0021247.000 (36 acres – Section 33 – Marion Township)

Valuation:	Land	13230	½ year tax: $197.16
	Buildings	0	
	Total	13230	

Parcel #23-0021248.000 (71 acres – Section 33 – Marion Township)

Valuation:	Land	26090	½ year tax: $388.82
	Buildings	0	
	Total	26090	

Parcel #23-0021249.000 (6.99 acres – Section 28 – Marion Township)

Valuation:	Land	2570	½ year tax: $38.30
	Buildings	0	
	Total	2570	

Parcel #23-0021250.000 (144 acres – Section 34 – Marion Township)

Valuation:	Land	52240	½ year tax: $778.53
	Buildings	0	
	Total	52240	

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TAX INFORMATION – Continued:

Parcel #23-0021484.000 (5 acres – Section 28 – Marion Township)

Valuation:	Land	1840	½ year tax: $27.42
	Buildings	0	
	Total	1840	

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 permanent easement for communications and electric facilities from Consolidation Coal Company to General Telephone Company of Ohio dated April 25, 1974 and recorded May 3, 1974 at Noble County Deed Records Volume 139, Page 820.

3. The premises are subject to a perpetual easement for a water distribution system from Consolidation Coal Company to Clear Water Corporation dated August 18, 1986 and recorded December 29, 1986 at Noble County Deed Record Volume 163, Page 274.

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 pipeline right of way from Reserve Coal Properties Company to Ohio Gathering Company, LLC dated November 4, 2013 and recorded February 14, 2014 at Noble County Official Record Volume 241, Page 255.

6. The premises are subject to a memorandum of pipeline right of way agreement from Reserve Coal Properties Company to Rockies Express Pipeline LLC dated October 15, 2013 and recorded March 6, 2014 at Noble County Official Record Volume 242, Page 387.

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7. 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.

8. 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.

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.

10. The premises are subject to a power line right of way from CNX Land LLC to Ohio Power Company dated April 27, 2018 and recorded August 3, 2018 at Noble County Official Record Volume 314, Page 687.

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 5th day of September, 2019.

KINCAID, TAYLOR & GEYER

By _____
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 65

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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:

Commencing for the same at the northwest corner of the northeast quarter of the southwest quarter of Section one, Township seven, Range eight, thence South 5-3/4 degrees west 1762.7 feet along quarter-quarter section line to public road, thence along said road as follows: North 78-1/4 degrees east 800 feet, north 63 degrees east 320 feet to stake in the road, witness south 49-1/4 degrees east 20.7 feet to a forked ash tree ten inches in diameter marks 3 notches north side 6 feet up from ground, thence north 20 degrees west 392 feet, thence north 7-1/2 degrees east 492.5 feet, thence north 18-1/2 degrees east 536 feet to the quarter section line, thence north 85-1/4 degrees west 998 feet to the place of beginning, containing 34.15 acres more or less.

As being described in Deed Record 105, Page 100
Being known as parcel number: 23-0021051.000
Assessed acreage- 34.15
Agreement Number- 218900000

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 1, Township 7 and Range 8.

Beginning for the same at a point in State Highway No. 146, said point being in the South line of said Section 1 and being South 88° 44' East a distance of 1015.00 feet from the South West corner of said section; Thence with said highway the following three courses: North 46° 10' West a distance of 81.94 feet, North 31° 44' West a distance of 114.06 feet and North 24° 36' West a distance of 219.66 feet; thence with lands now or formerly owned by J. F. Guiler the following two courses: North 57° 35' East a distance of 630.92 feet and North 4° 16' East a distance of 207.63 feet to a point in a township highway; thence with said township highway and with lands formerly owned by Wm. Wickham the following two courses: North 74° 45' East a distance of 862.80 feet and North 58° 08' East a distance of 251.97 feet; thence continuing with said highway and with lands now or formerly owned by Kelsie Carpenter the following two courses: North 54° 02' East a distance of 495.45 feet and North 65° 07' East a distance of

142.90 feet; thence South 86° 51' East continuing with lands of Kelsie Carpenter a distance of 1059.38 feet; thence South 3° 27' West with lands formerly owned by Cicero Archer a distance of 1618.19 feet to a point in the South line of said section; thence North 88° 44' West with said South line a distance of 2875.81 feet to the place of beginning, Containing 87.610 Acres, more or less.

As being described in Deed Record 114, Page 331
Being known as parcel number: 23-0021052.000
Assessed acreage- 87.61
Agreement Number- 218900000

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, to-wit: The east half of the southeast quarter of Section Number One (1), Township Seven (7), of Range Eight (8) in the District of lands subject to sale at Zanesville, Ohio, containing seventy-eight and 22/100 (78.22) acres, more or less. (Being the same premises as were transferred to the Grantors herein by affidavit for transfer in the estate of Cicero M. Archer, deceased, dated March 7, 1955, and recorded in Volume 111 at Page 306, Deed Records of Noble County, Ohio; and by affidavit for transfer in the estate of Kermit Archer, deceased, dated March 7, 1955, and recorded in Volume 111 at Page 307, Deed Records of Noble County, Ohio.)

As being described in Deed Record 111, Page 472
Being known as parcel number: 23-0021055.000
Assessed acreage- 78.20
Agreement Number- 218900000

Being Parcel #23-0021060.000 included in the following description:

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 Northeast Quarter of Section 1, Township 7, Range 8, Seneca Township, Noble County, Ohio. Beginning at a stake on the North line of Section Number 1, from which stake the Northeast corner of the Section bears North eighty-eight degrees thirty minutes East (N. 88° 30' E.) three hundred forty-four and 52/100 (344.52) feet, said stake being located in the public road and being a corner to lands now or formerly belonging to Minnie Danford; thence the following four (4) courses with said road and with said Danford, South six degrees fifty-nine minutes East (S. 6° 59' E.) one hundred ninety-six and 92/100 (196.92) feet; thence South fifteen degrees nine minutes East (S. 15° 9' E.) two hundred ninety-one and 65/100 (291.65) feet; thence South thirty-five degrees thirty-nine minutes East (S. 35° 39' E.) one hundred ninety-seven and 99/100 (197.99) feet; thence South forty-seven degrees ten minutes East (S. 47° 10' E.) two hundred fifteen and 55/100 (215.55) feet to a point in said road and on the East line of Section Number 1; thence leaving said road and with a line of said Danford and of lands now or formerly belonging to Elbridge Moore, South two degrees nine minutes East (S. 2° 9' E.) fourteen hundred fifty-eight and no/100 (1458.00 feet to a stake in another road, said stake being a corner to said Moore and to lands now or formerly belonging to Cicero Archer; thence the following three (3) courses with said road and said Archer, South fifty-three degrees thirty-nine minutes West (S. 53° 39' W.) ten hundred eleven and 35/100 (1011.35) feet; thence South fifty-nine degrees seventeen minutes West (S. 59° 17' W.) three hundred forty-eight and 48/100 (348.48) feet; thence South sixty-five degrees thirty-one minutes West (S. 65° 31' W.) one hundred forty-nine and 44/100 (149.44) feet to a stake, corner to said Archer and in line of lands of Sarah A. Carpenter; thence leaving said road and with said Carpenter, North one degree forty-five minutes West (N. 1° 45' W.) four hundred eight and no/100 (408.00) feet to a stone at the Northeast corner of said Carpenter farm; thence with a line of lands now or formerly belonging to Frederick A. Bates, North one degree fifty-four minutes West (N. 1° 54' W.) twenty hundred thirty-one and 53/100 (2031.53) feet to a point in another road; thence the following four (4) courses

with said Bates and said road, North thirty-three degrees seventeen minutes East (N. 33° 17' E.) seventy-six and 23/100 (76.23) feet; thence North nine degrees twenty-one minutes East (N. 9° 21' E.) two hundred eighteen and 22/100 (218.22) feet; thence North forty degrees forty-three minutes East (N. 40° 43' E.) three hundred nine and 81/100 (309.81) feet; thence North fifty degrees six minutes East (N. 50° 6' E.) one hundred fifty-two and 16/100 (152.16) feet to a point on the North line of Section Number 1; thence with the Section line, North eighty-eight degrees thirty minutes East (N. 88° 30' E.) five hundred five and 47/100 (505.47) feet to the place of beginning, containing seventy-one and 41/100 (71.41) acres, more or less.

As being described in Deed Record 105, Page 536
Being known as parcel number: 23-0021058.000 & 23-0021060.000
Assessed acreage- 71.41 & 1.11
Agreement Number- 218900000

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

Known as and being a part of the Southeast Quarter of the Southwest Quarter of Section 34, Township 7 and Range 7, beginning for the same at the southeast corner of said SouthWest Quarter of Section 34; thence north 87-1/4° west 28 rods to a stone witnesses by a white oak tree 18 inches in diameter bearing north 69-1/4° west distant 29 links; thence north 19° west 62 rods and 7 links to a stone; thence north 76-1/4° east 61 rods and 9 links to a point on the quarter section line which divides the Southeast Quarter from the Southwest Quarter of Section 34; thence south 2-3/4° west along said quarter section line 73 rods to the place of beginning, containing 18-1/11 acres, more or less, said premises being designated as Fraction No. 8 in the Southwest Quarter of said Section 34 by the district assessor of real property for Marion Township, Noble County, Ohio, in the year 1910.

As being described in Deed Record 106, Page 449
Being known as parcel number: 23-0021063.000
Assessed acreage- 18.00
Agreement Number- 218900000

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

> Situate in Marion Township, Noble County, Ohio, and described as follows, to-wit: The North half of the Northeast quarter of section thirty three (33) township seven (7) of range seven (7) containing seventy two (72) acres, more or less.

As being described in Deed Record 108, Page 7 (Parcel 2)

Being known as parcel number: 23-0021246.000
Assessed acreage- 72.00
Agreement Number- 218900000

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:
> Known as and being the Northeast Quarter of the Northwest Quarter of Section 33, Township 7 and Range 7, containing 36 acres, more or less.

As being described in Deed Record 106, Page 449 (Tract 1)
Being known as parcel number: 23-0021247.000
Assessed acreage- 36.00
Agreement Number- 218900000

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

> Known as and being the West half of the Northwest Quarter of Section 33, Township 7, and Range 7, containing 71 acres, more or less.

As being described in Deed Record 106, Page 449 (Tract 2)
Being known as parcel number: 23-0021248.000
Assessed acreage-71.00
Agreement Number- 218900000

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

> Beginning for the same at a point in the middle of the Summerfield and Kennonsburg graded road and twenty rods due North of the Southwest corner of Section twenty eight (28), Township Seven (7), of Range Seven (7), running thence North five degrees East along said road forty (40) rods to a stake, thence South 86 degrees East twenty-seven (27) rods and eight links to a stake, thence South three degrees East forty-one (41) rods and twenty-one links to a stone, thence North 85 ½ degrees West twenty-seven rods and fifteen links to the place of beginning, containing 6.99/100 acres, more or less.

As being described in Deed Record 108, Page 7 (Parcel 1, Tract 3)
Being known as parcel number: 23-0021249.000
Assessed acreage- 6.99

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

> The Southeast Quarter of Section Thirty-four (34), Township Seven (7), of Range Seven (7), containing one hundred and forty four acres, (144) more or less.

As being described in Deed Record 108, Page 7 (Parcel 1, Tract 1)
Being known as parcel number: 23-0021250.000
Assessed acreage-144.00
Agreement Number- 218900000

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

> Beginning for the same at the Southwest corner of Section twenty eight (28), Township Seven (7) of Range Seven (7), running thence North five (5) degrees East, twenty rods to a stake in the public road, thence South eighty six degrees East forty (40) rods to a stone, thence South four and three fourth degrees West, Twenty (20) rods to a stone on the section line, thence North eighty-six (86) degrees West forty (40) rods to the place of beginning, containing five (5) acres, more or less.

As being described in Deed Record 108, Page 7
Being known as parcel number: 23-0021484.000
Assessed acreage- 5.00
Agreement Number- Unknown