Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Kincaid, Taylor & Geyer

Auction Tract 48

(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 #48**
Center 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 #07-0021054.000 (31.2 acres – Section 16 – Center Township)

Valuation:	Land	12750	½ year tax: $188.81
	Buildings	0	
	Total	12750	

Parcel #07-0021056.000 (61.46 acres – Section 9 – Center Township)

Valuation:	Land	25810	½ year tax: $382.22
	Buildings	0	
	Total	25810	

Parcel #07-0021057.000 (32.28 acres – Section 9 – Center Township)

Valuation:	Land	2180	½ year tax: $32.28
	Buildings	0	
	Total	2180	

Parcel #07-0021058.000 (87 acres – Section 9 – Center Township)

Valuation:	Land	36540	½ year tax: $541.12
	Buildings	0	
	Total	36540	

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

TAX INFORMATION – Continued:

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 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.

2. 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.

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.

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.

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.

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

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 30th day of August, 2019.

KINCAID, TAYLOR & GEYER

By _____
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 48

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

Exhibit "A"

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 being a part of the Northeast Quarter of Section 16, Township 7, Range 8, and being further described as follows:

Commencing at the Northeast corner of said Section 16; thence North 88° 05' 00" West, along the North line of Section 16, 1634.67 feet to a point marking the true place of beginning for the tract herein being described, this beginning point also being the Northwest corner of lands now or formerly owned by Thomas A. Bowlin, Jr.; thence from said commencing point and continuing along the aforementioned North line, North 88° 05' 00" West, 806.53 feet to a point in the center of an old road, said point being witnessed by a stone at the Northwest corner of the Northwest Quarter of bearing South 88° 00' 00" East, 283.80 feet; thence South 49° 00' 00" West, 393.86 feet to a point on the North-South Half Section Line; thence North 86° 24' 00" West, 74.39 feet to an iron pint in the center of the aforementioned old road, said point also being the Northeast corner of lands now or formerly owned by William Shaw; thence along the center of said road the following four (4) courses and distances: (1) South 57° 09' 00" West, 50.65 feet; (2) South 51° 55' 00" West, 182.21 feet; (3) South 36° 20' 30" West, 115.70 feet; (4) South 24° 18' 00" West, 143.75 feet to the center of Noble County Highway No. 211 North 81° 58' 00" East, 514.50 feet; thence continuing along the centerline South 19° 42' 05" East, 936.80 feet; thence leaving aforesaid road and going along the lands now or formerly owned by Thomas A. Bowlin, Jr. North 70° 43' 30" East, 595.87 feet; thence North 27° 02' 00" East 368.68 feet; thence North 06° 47' 00" East, 447.98 feet; thence North 15° 11' 00" West, 446.53 feet to the place of beginning and Containing 31.024 acres, more or less.

As being described in Deed Record 144, Page 665 (Tract 2)
Being known as parcel number: 07-0021054.000
Assessed acreage- 31.020
Agreement Number- 218844000

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

Situated in the County of Noble, Township of Center, and State of Ohio, and being a part of the South half of the Southeast Quarter of Section 9, Township 7, Range 8, and being more fully described as follows:

Beginning at the Southeast corner of Section 9; thence West along the South line of Section 9, 2330.63 feet to a point in an old road; thence along the center line of said old road North 45° 00' 00" East, 429.00 feet; thence North 22° 30' 00" East 132.00 feet to a point in the road; thence North 13° 00' 00" East, 165.00 feet to a point in the road; thence continuing along said old road North 15° 00' 00" East, 694.98 feet to a point at the intersection of said old road and the North line of the South half of the aforementioned quarter section; thence North 87° 15' 00" East, 1975.38 feet along said half quarter line to the East line of Section 9; thence South 08° 57' 41" West, 1367.90 feet to the place of beginning and containing 61.46 acres, more or less.

As being described in Deed Record 144, Page 665
Being known as parcel number: 07-0021056.000
Assessed acreage- 61.460
Agreement Number- 218844000

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

> A part of the North West ¼ of six of said Section Nine (9), Township Seven (7), Range Eight (8), and bounded as follows: Commencing Five (5) Rods West of South East corner of said North West ¼ six Thence running 87 ¾° West along South line of said quarter quarter 7 91/100 chains to the middle road. Thence North 10 ¼° East 2 60/100 chains North 25° East 2 50/100 chains, West 19 ¾° East 4 50/100 chains Thence South 31 ½° East 9 chains to the place of beginning containing Five and Eighteen one hundredths of an acre (5 18/100).

As being described in Deed Record 146, Page 829
Being known as parcel number: 07-0021057.000
Assessed acreage- 5.180
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 the State of Ohio, County of Noble and Township of Center and known as and being the Northeast Quarter of the Southeast Quarter, Fraction Numbered 8 of the Northeast Quarter and Fraction Numbered 13 of the Southeast Quarter of Section 9, Township 7 and Range 8 of Center Township, Containing 87 acres, more or less.

As being described in Deed Record 146, Page 829
Being known as parcel number: 07-0021058.000