Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Kincaid, Taylor & Geyer

Auction Tract 45

(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 #45**
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 #07-0021096.000 (56.40 acres – Section 5 – Center Township)

Valuation:	Land	23620	½ year tax: $349.78
	Buildings	0	
	Total	23620	

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 perpetual easement for a water distribution system from Consolidation Coal Company to Clear Water Corporation dated July 15, 1970 and recorded September 10, 1970 at Noble County Deed Record Volume 133, Page 459.

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2. The premises are subject to an easement for a 30 foot electric line right of way from Reserve Coal Properties Company, formerly Dupech Inc., formerly Duport Energy Coal Holdings, Inc., to Washington Electric Cooperative, Inc. dated April 1, 2003 and recorded March 14, 2006 at Noble County Official Record Volume 133, Page 101.

3. 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.

4. 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.

5. 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 5th day of September, 2019.

KINCAID, TAYLOR & GEYER

By: Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 45

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Exhibit "A"

Being Parcel #07-0021096.000 included in the following description:

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 Township of Center, County of Noble and State of Ohio and known as the South half of the Southwest Quarter of Section 5, Township 7, Range 8 Except ten (10) acres off the South side of the Southwest Quarter of the Southwest Quarter of said section owned by James N. Hedge, ALSO EXCEPTING all of said tract lying East of the McConnelsville-Barnesville Road. Also 77/100 of an acre being a strip off the South side of the Northwest Quarter of said Southwest Quarter of said section line, also 10 acres of land in Section 8, Township and Range aforesaid, commencing on the North line of the Northwest quarter of Section 8 where the Barnesville-McConnelsville Road crosses said line, thence West 61 rods, thence South 16 rods, thence a little South of East with the fence to the center of the said road 38 rods, thence North along the center of said road to the place of beginning, containing 80 acres.

Excepting from said conveyance a part of the East end of said half section bounded and described as follows: Beginning at the Northeast corner of the South half of the Southwest quarter of Section 5, Township 7 of Range 8, running thence South along the quarter of section a a distance of 660 feet, more or less, to the North right of way line of State Route 147; thence in a Southwesterly direction along said right-of-way 330 feet to a point; thence in a Southwesterly direction along said right-of-way 330 feet to a point; thence North 39° 45' West 794.3 feet to a point; thence North 31° 30' West 578 feet to the North line of said half section; thence East along half section line 1056 feet to the place of beginning and containing 13.6 acres, for the exception, and containing for the tract herein conveyed 66.40 acres, more or less.

As being described in Deed Record 132, Page 383
Being known as parcel number: 07-0021234.000 and 07-0021096.000
Assessed acreage- 10.00 and 56.40
Agreement Number- 218905000