Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Kincaid, Taylor & Geyer

Auction Tract 39

(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 #39**
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 #07-0021238.000 (16 acres – Section 16 – Center Township)

Valuation:	Land	6600	½ year tax: $97.74
	Buildings	0	
	Total	6600	

Parcel #07-0021239.000 (6 acres – Section 16 – Center Township)

Valuation:	Land	2510	½ year tax: $37.17
	Buildings	0	
	Total	2510	

Parcel #07-0021241.000 (55 acres – Section 16 – Center Township)

Valuation:	Land	22870	½ year tax: $338.68
	Buildings	0	
	Total	22870	

Parcel #07-0021242.000 (1.49 acres – Section 16 – Center Township)

Valuation:	Land	630	½ year tax: $9.33
	Buildings	0	
	Total	630	

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TAX INFORMATION – Continued:

Parcel #07-0021243.000 (.330 acres – Section 16 – Center Township)

Valuation:	Land	140	½ year tax: $2.08
	Buildings	0	
	Total	140	

Parcel #07-0021244.000 (1.25 acres – Section 16 – Center Township)

Valuation:	Land	530	½ year tax: $7.85
	Buildings	0	
	Total	530	

Parcel #07-0021245.000 (26 acres – Section 16 – Center Township)

Valuation:	Land	10920	½ year tax: $161.71
	Buildings	0	
	Total	10920	

Parcel #07-0021246.000 (27.90 acres – Section 16 – Center Township)

Valuation:	Land	11720	½ year tax: $173.56
	Buildings	0	
	Total	11720	

Parcel #07-0021247.000 (17.29 acres – Section 16 – Center Township)

Valuation:	Land	7260	½ year tax: $107.51
	Buildings	0	
	Total	7260	

Parcel #07-0021248.000 (23.14 acres – Section 16 – Center Township)

Valuation:	Land	9720	½ year tax: $143.95
	Buildings	0	
	Total	9720	

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TAX INFORMATION – Continued:

Parcel #07-0021251.000 (80 acres – Section 21 – Center Township)

Valuation:	Land	33600	½ year tax: $497.58
	Buildings	0	
	Total	33600	

Parcel #07-0021252.000 (82 acres – Section 21 – Center Township)

Valuation:	Land	34060	½ year tax: $504.40
	Buildings	0	
	Total	34060	

Parcel #07-0021254.000 (20 acres – Section 21 – Center Township)

Valuation:	Land	8400	½ year tax: $124.40
	Buildings	0	
	Total	8400	

Parcel #07-0021255.000 (20.50 acres – Section 21 – Center Township)

Valuation:	Land	8610	½ year tax: $127.50
	Buildings	0	
	Total	8610	

Parcel #07-0021256.000 (84 acres – Section 21 – Center Township)

Valuation:	Land	35280	½ year tax: $522.46
	Buildings	0	
	Total	35280	

Parcel #07-0021257.000 (40 acres – Section 21 – Center Township)

Valuation:	Land	16800	½ year tax: $248.79
	Buildings	0	
	Total	16800	

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TAX INFORMATION – Continued:

Parcel #07-0021258.000 (20 acres – Section 21 – Center Township)

Valuation:	Land	8400	½ year tax: $124.40
	Buildings	0	
	Total	8400	

Parcel #07-0051085.000 (9.25 acres – Section 19 – Center Township)

Valuation:	Land	3890	½ year tax: $57.61 + $3.00 assessment
	Buildings	0	
	Total	3890	

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 memorandum of a 50 foot pipeline right of way from CNX RCPC LLC to Ohio River Valley Pipeline, LLC dated April 17, 2015 and recorded August 5, 2015 at Noble County Official Record Volume 270, Page 11.

4. The premises are subject to a natural gas pipeline right of way from CNX Land LLC, Consol Mining Company LLC, CNX RCPC LLC and CNX Gas Company LLC to Columbia Gas Transmission LLC dated November 8, 2016 and recorded December 13, 2016 at Noble County Official Record Volume 290, Page 199.

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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.

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 6th day of September, 2019.

KINCAID, TAYLOR & GEYER

By Scott D. Eickelberger
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 39

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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 the State of Ohio, County of Noble and Township of Center and in the Zanesville Land District, and being a part of the Southwest Quarter of the Southwest Quarter and West Half of thirty acres of the South part of the North Half of the Southwest Quarter of Section 16, Township 7, Range 8, and beginning for the same at the Northeast corner of the above described land, thence West 10 feet past a gum tree with 2 old land marks on it. Thence South along a fence to where the same fence crosses a run, thence in a Southeasterly direction to a stake 20 rods from the Southeast corner of the above described land, thence North to the place of beginning, containing in all sixteen (16) acres, more or less.

As being described in Deed Record 131, Page 302
Being known as parcel number: 07-0021238.000
Assessed acreage- 16.00
Agreement Number-218905000

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 described as follows: Being a part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 7, Range 8, commencing for the same at the intersect _____ H. Arnold land with E.D. Henry land, thence North 122 feet to center township road; thence East 1189 feet along the South line of township road to West line of Wiley VanDyne, thence southerly along the West line of Wiley VanDyne lands to intersection of the Harley and Howard VanDyne lands a distance of 366 feet; thence Westerly 1067 feet to the place of beginning, containing 6 acres.

As being described in Deed Record 131, Page 302 (Tract 3)
Being known as parcel number: 07-0021239.000
Assessed acreage- 6.00
Agreement Number- 218905000

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

> Also the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the East Half (1/2) of Thirty (30) acres off of the South Part of the North Half (1/2) of the Southwest Quarter (1/4), all of Section Sixteen (16), Township Seven (7), Range Eight (8), Noble County, Ohio, CONTAINING in all Fifty-five (55) acres of land, more or less.

As being described in Deed Record 143, Page 642
Being known as parcel number: 07-0021241.000
Assessed acreage- 55.00
Agreement Number-218905000

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 being a part of the Southeast Quarter of Section 16, Township 7 and Range 8.
> Beginning for the same at a stone in the West line of said Southeast Quarter which is North 10° 44' East a distance of 2069.33 feet from the Southwest corner of said Quarter; thence South 73° 16' East a distance of 133.90 feet; thence South 2° 34' East a distance of 313.31 feet; thence North 62° 08' West a distance of 170.21 feet to a point in the West line of said Southeast Quarter; thence North 1° 44' East with said East line a distance of 272.13 feet to the place of beginning, CONTAINING 0.932 Acre, more or less.
> Situated in the Township of Center, County of Noble and State of Ohio and being a part of the Southwest Quarter of Section 16, Township 7 and Range 8.
> Beginning for the same at a stone in the East line of said Southwest Quarter which North 1° 44' East a distance of 2069.33 feet from the Southeast corner of said Quarter; thence South 1° 44' West with said East line a distance of 272.13 feet; thence North 88° 53' West with lands now or formerly owned by Rilla Price a distance of 34.36 feet to a point in a Township Highway; thence with said highway and with lands formerly owned by Wiley Van Dyne the following three courses; North 22° 15' West a distance of 123.08 feet; North 49° 48' West a distance of 80.16 feet and North 66° 13' West a distance of 47.78 feet; thence North 66° 01' East with lands formerly owned by J.W. Wickham a distance of 212.49 feet to the place of beginning, CONTAINING 0.558 Acre, more or less.

As being described in Deed Record 114, Page 259
Being known as parcel number: 07-0021242.000
Assessed acreage- 1.49
Agreement Number- 218905000

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, in the State of Ohio, Township of Center and bounded and described as follows: the following real estate situated in Center T.P. Noble S. Ohio and known as being a part of the NW ¼ of SE ¼ of Section Sixteen (16) T.P. (7) Range Range Eight (8) and bound as follows commencing at a stone on West line of said N.W. ¼ of S.E. ¼ and at S.E. corner of L.M. Oliver's land and 16 58/100 rods north of N.E. corner of Chas Price land thence runs S 7 ¾° E. 8 rods to Walnut tree. Thence S 3 ½ ° E. 18 40/100 rods to a stake. Thence thence North 12 ½ E. 21 rods to Stake thence North 23 ¾ W 7 25/100 rods to a stake thence N. 81 ¼ ° W 9 82/100 rods to the place of beginning. Containing Thirty three hundredths of an acre.

As being described in Deed Record 67, Page 478
Being known as parcel number: 07-0021243.000
Assessed acreage- .330
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 County of Noble in the State of Ohio and in the Township of Center and bounded and described as follows: Commencing at a stone 10 rods north of the southwest corner of the northwest quarter of the southeast quarter of section sixteen (16) of township seven (7) range eight (8) running thence north 3 ½ degrees east 8.96 chains to a stone, thence north 87 degrees east 2 chains to a stone, thence south 8 degrees east 8.52 chains to a stake, thence south 86 ½ degrees west 3.05 chains to a place of beginning, containing 2 ¼ acres, more or less.
>
> But excepting and reserving therefrom a tract of land conveyed by Geo. W. Davidson, et ux., to James P. Rossiter by warranty deed as recorded in Volume 39, page 402, of the Deed Records of Noble County, Ohio, and described therein as follows:
>
> "Situate in Center township in the County of Noble and State of Ohio, commencing at a stone on the forty acre line, and middle section (16) in township 7, range 8, sec (16) said stone divide the lands of Chas Price and J.P. Rossiter on the N.E. end of said Prices land, thence 3 ½° E thence S 6° E 18 rods and 8 links to a stone, which is witnessed by sand stone with cross bearing N 63 ½ ° W distant two rods 14 ½ links; thence N 61° W ten rods and 8 links to place of beginning, containing one acre of the NW ¼ of the SE ¼ of sec 16 township 7, range 8"

As being described in Deed Record 114, Page 411
Being known as parcel number: 07-0021244.000
Assessed acreage- 1.25
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 Township, County and State aforesaid and in the same section and commencing for the same at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 16; thence run North 87-1/2° West 24.89 rods; thence North 2-1/2° East 90 rods; thence South 87-1/2° East 24.89 rods; thence South 2-1/2° West 58 rods to the road, thence East 27 rods; thence North 74-1/2° East 12 rods; thence South 72-1/2° East 44/100 rods; thence South 34° East 24.50 rods; thence South 44-1/2° East 12.4 rods; thence South 65-1/2° East 14.2 rods to a stone at the Southeast corner of said Quarter; thence North 87-1/2° West 82.6 rods, containing 26 acres.

As being described in Deed Record 114, Page 50
Being known as parcel number: 07-0021245.000
Assessed acreage- 26.00
Agreement Number- 218905000

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, County and State aforesaid and in the Southeast Quarter of Section 16, Township 7 of Range 8, and commencing at the Southeast corner of said section, thence North 5-1/2 ° East 1306 feet to Quarter Quarter corner; North 85° West 1346 feet to Quarter Quarter corner; South 8-3/4° West 767 feet to center of public road; South 84° East 345 feet in said road; North 74-3/4° East 200 feet in said road, South 70-1/2° East 101.50 feet to commencing point, CONTAINING 27.90 acres. South 26-1/4° East 275 feet in said road; South 37-1/4° East 300 feet in said road;

As being described in Deed Record 114, Page 50
Being known as parcel number: 07-0021246.000
Assessed acreage- 27.90
Agreement Number- 218905000

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

Beginning at a post marking the Southwest corner of the Northeast Quarter of the Southeast Quarter of the above mentioned Section, Thence with lands now or formerly owned by Harley Van Dyne the following two courses: North 0° 29' West a distance of 167.75 feet to a post and North 89° 07' West a distance of 280.41 feet; thence North 37° 46' East a distance of 826.48 feet; thence South 87° 50' East a distance of 317.23 feet; thence South 42° 49' East a distance of 702.29 feet to a point in the West line of G. Miller; thence South 1° 25' West with said Miller line a distance of 340.00 feet to an 18" ash on the South line of the above mentioned Quarter Quarter; thence North 87° 55' West with said South line a distance of 1014.03 feet to the place of beginning, Containing 17.291 Acres, more or less.

As being described in Deed Record 114, Page 273
Being known as parcel number: 07-0021247.000
Assessed acreage- 17.29
Agreement Number-218905000

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 being a part of the Southeast Quarter of Section 16, Township 7 and Range 8.

Beginning for the same at the Southwest corner of said Southeast Quarter; THENCE North 1° 44' East with the West line of said Quarter a distance of 1591.33 feet to a point in the Township Highway; thence with said highway and with lands formerly owned by Harley Van Dyne the following seven courses: South 8° 56' East a distance of 114.15 feet; South 35° 40' East a distance of 104.62 feet, South 50° 04' East a distance of 552.99 feet; South 38° 50' East a distance of 98.86 feet; South 29° 52' East a distance of 170.67 feet; South 45° 00' East a distance of 224.86 feet and South 66° 09' East a distance of 136.09 feet; thence South 1° 59' West continuing with lands of Harley Van Dyne a distance of 627.77 feet to a point in the South line of said Southeast Quarter; thence North 88° 18' West with said South line a distance of 960.07 feet to the place of beginning, containing 23.136 Acres, more or less, but subject to all legal highways.

As being described in Deed Record 114, Page 269
Being known as parcel number: 07-0021248.000
Assessed acreage- 23.14
Agreement Number-218905000

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

> The Southwest quarter of the Northeast Quarter of Section 21, Township 7, Range 8; and also the Northwest Quarter of the South East Quarter of Section 21, Township 7, Range 8, containing in all Eighty (80) acres, more or less.

As being described in Deed Record 113, Page 83
Being known as parcel number: 07-0021251.000
Assessed acreage- 80.00
Agreement Number- 218905000

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

> The East half of the North West Quarter of Section 21, Township 7, Range 8, containing Eighty-two (82) acres, more or less.

As being described in Deed Record 113, Page 83
Being known as parcel number: 07-0021252.000
Assessed acreage- 82.00
Agreement Number- 218905000

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

> The West Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seven (7), Range Eight (8), Noble County, Ohio, CONTAINING Twenty (20) acres of land, more or less.

As being described in Deed Record 143, Page 642
Being known as parcel number: 07-0021254.000
Assessed acreage- 20.00
Agreement Number- 218905000

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

> Also the following real estate: Situate in Center Township, Noble County, Ohio, to-wit: The East Half of the Northwest Quarter of the Northeast Quarter of Section 21, Township 7, Range 8, CONTAINING 20.50 acres, more or less.

As being described in Deed Record 114, Page 269 (Tract 4)
Being known as parcel number: 07-0021255.000
Assessed acreage- 20.5
Agreement Number- 218905000

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 in the State of Ohio and in the Township of Center and bounded and described as follows: Being the Northeast quarter of the Northeast Quarter of Section 21, Township 7, Range 8, Containing 41 acres, more or less.

As being described in Deed Record 148, Page 550
Being known as parcel number: P/O 07-0021256.000
Assessed acreage- 41.00

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

> Being the Southeast quarter of the Northeast Quarter of Section 21, Township 7, Range 8, Containing 41 acres, more or less.

As being described in Deed Record 148, Page 550
Being known as parcel number: P/O 07-0021256.000
Assessed acreage- 41.00
Agreement Number- 218905000
Auditor's New Parcel Number:

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

> ALSO the Northeast quarter of the Southeast quarter of Section 21, Township 7, Range 8, CONTAINING 40 acres, more or less.

As being described in Deed Record 148, Page 550
Being known as parcel number: 07-0021257.000
Assessed acreage- 40.00
Agreement Number- 218905000

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

> Being the East half of the South East quarter of the South East Quarter of Section twenty One (21), Township Seven (7), of Range Eight (8) containing Twenty (20) acres, more or Less, and situate in Center Township.

As being described in Deed Record 104, Page 382 (Tract 1)
Being known as parcel number: 07-0021258.000
Assessed acreage- 20.00
Agreement Number- 218905000

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

> Being a part of the Southeast Quarter of Section 16, Township 7 of Range 8 and commencing at a stone of the West line of said Southeast Quarter of the South side of the road, said stone being at the Northwest corner of lands owned by Ida M. Morrison; thence run South 86° East 57.85 rods to a stake; thence South 4° West 52 rods to a stake in said road; thence along said road as follows: North 85-1/2° West 11.20 rods, North 33-1/4° West 28 rods, North 48° West 23.40 rods; thence North 44-1/2° West 15.60 rods to the place of beginning, Containing 9.25 acres, more or less.

As being described in Deed Record 114, Page 50
Being known as parcel number: 07-0051085.000
Assessed acreage-9.25
Agreement Number- Unknown