Commitment for Title Insurance

Evans Sandy Rvn

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the Office of:

BUSCH, ZURBUCH & THOMPSON, PLLC

Jennifer L. Morgan

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By _____ *President*

Attest _____ *Secretary*

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
   You may review a copy of the arbitration rules at: http://www.alta.org/.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Form 548 (9/73)
Commitment, Schedule A
Rev. 1/10/89

SCHEDULE A

1. Effective Date: February 6, 2017 8:00 a.m. Commitment No. OR390 Premium: $TBD

2. Policy or Policies to be issued: Amount

   (a) ALTA Owner's Policy $TBD

   Proposed Insured: To Be Determined

   (b) ALTA Loan Policy

   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee in Surface, and title to said estate, or interest is at the effective date hereof vested in: Coastal Forest Resources Company by virtue of a confirmatory deed from Coastal Forest Resources Company, as Successor of Coastal Lumber Company, a Virginia corporation, dated March 25, 2015, and of record in the Office of the Clerk of the County commission of Tyler County, West Virginia in Deed Book 479, at Page 128.

4. The land referred to in this Commitment is situate on the waters of McKim Creek, in Meade District, Tyler County, West Virginia, bounded and described as follows:

   The following described tract or parcel of land, situate on the waters of Sandy's Run, McElroy District, Tyler County, West Virginia, bounded and described as follows:

   BEGINNING at two small B. Oaks on the ridge; thence S 65° E 20 poles to a stone, W.O. called for; thence S 42° E 14 poles to a W.O.; thence S 24° E 8 rods to a W.O.; thence S 10° E 18 poles to three Sourgums;

thence S 90° W 30 poles to a B.O.; thence S 45° E 12 poles to a B.O. Sapling; thence S 70° E 8 poles to a rock and pointers; thence S 24° E 26 poles to a small hickory; thence S 57-1/2° W 55 poles to a stone; thence N 48-1/2° W 66-4/5 poles to a stone; thence N 4° W 26 poles to a stone, W.O. called for; thence N 4° E 56-1/2 poles to a stone at the run; near the road; thence N 42-1/2° E 42-1/2 poles to the place of beginning, containing 62-1/8 acres of land, more or less.

There is **excepted and reserved** from the boundaries of the above tract of land, a tract or parcel containing 34 acres, more or less, conveyed by J.B. Smith and Martha Smith, his wife, to I.M. Underwood, by deed dated November 20, 1905, and of record in the aforesaid Clerk's Office in Deed Book 60, at Page 24, to which reference is made for a metes and bounds description of said 34 acres.

BUSCH, ZURBUCH & THOMPSON, PLLC

By: Jennifer L. Morgan
Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Valid Only if Schedule B and Cover are Attached

Form 548 (9/73)
Commitment, Schedule B-1

SCHEDULE B-Section 1 No. OR390

Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

Item (c) Payment for all premiums, fees, and charges for title insurance.

Item (d) Proper execution and delivery of Owner's Affidavit. (Attached)

Item (e) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Proper execution and recordation of a General Warranty deed from Coastal Forest Resources Company to To Be Determined, for subject real estate.

2. Review by Busch, Zurbuch & Thompson, PLLC, of the above-proposed deed.

NOTE: The Company must be provided certified Corporate Resolutions, Partnership Agreements, By-laws, and any amendments thereto and a current certified original Certificate of Good Standing from the West Virginia Secretary of State authorizing the sale and execution and delivery of this deed.

NOTE: The Company reserves the right to make additional requirements and/or exceptions as further details of this transaction are revealed.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Form 548 (9/73)
Commitment, Schedule B-2

SCHEDULE B-Section 2 No. OR390

Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

3. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete survey of the land, and that are not shown in the public records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Rights of parties in possession of all or any part of the premises including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.

6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.

7. All assessments and taxes for tax year 2017 and all subsequent years. Real estate taxes for tax year 2017 constitute a lien, but ARE NOT YET DUE OR PAYABLE.

   The property is assessed on the Land Books of Tyler County, West Virginia, in Meade District, for tax year 2016, as follows:

"Ticket No. 21050; Coastal Forest Resources Co.; Tax Map 13, Parcel 23; ALL AC MNGD TIMBERLAND 2016 20.13 Ac McKim; Value of Minerals-$2,060.'' Taxes are $23.27 per half year.

8. This commitment does not reflect the status of minerals underlying subject real estate. The surface may be subject to rights of mineral owners.

9. Past due and unpaid utilities.

10. Oil, gas, coal and other mineral interests, together with the rights appurtenant thereto, whether created by deed, lease, grant, reservation, severance, sufferance or exception.

11. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.

12. Subject to the lack of ingress and egress because the premises described in Schedule A hereof is neither adjacent to nor contiguous with any dedicated public street or public highway, dedicated right of way and/or dedicated easement.

13. Accuracy of area content is hereby not insured.

14. Easement for pipeline to Consolidated Gas Supply Co., dated August 3, 1977, and of record in Deed Book 213, at Page 459.

15. Easement for pipeline to Carnegie Natural Gas Company, dated April 7, 1990, and of record in Deed Book 285, at Page 409.

16. Easement for pipeline to Carnegie Natural Gas Company dated April 7, 1990, and of record in Deed Book 285, at Page 411.

17. Easement for road to Stonewall Gas Company dated June 3, 1989, and of record in Deed Book 286, at Page 289.

18. Oil and Gas Lease to Lauderman Oil and Gas Drilling of record in Deed Book 233, at Page 301. By deed, bill of sale and assignment dated July 30, 1984, John R. Lukens, as Trustee, granted unto NCC Energy, Inc., all of the interests of Gerald W. Lauderman, d/b/a Lauderman Oil & Gas Drilling.

19. Easement for road to EQT Gathering, LLC dated December 10, 2013, of record in Deed Book 451, at Page 721.

Exceptions numbered None are hereby omitted.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

OLD REPUBLIC
National Title Insurance Company

OWNERS AFFIDAVIT
RESIDENTIAL PROPERTY

(to Induce Sale and/or Loan on Premises and Title Insurance Coverage)

STATE OF _____,

COUNTY OF _____, to-wit:

The undersigned owners being first duly sworn on oath, deposes and *says*, that they are the owners of property known as:

62-1/8 ac LESS 34 acres, situate on the waters of Sandy's Run, in McElroy District, Tyler County, WV

MECHANICS LIEN	That no time within 120 days of the date hereof has any work, services, or labor been done, or any fixtures, apparatus or material been furnished, in connection with, or to, the said premises, except such material, fixtures, work, apparatus, labor or services as have been fully and completely paid for; that there is no claim or indebtedness to anyone for any labor, fixtures, apparatus, material services, or work done to, upon, or in connection with, the said premises; that there is no claim or indebtedness; that there is no mechanics lien claim against said premises, whether of record or otherwise;
CONTRACTS & CONVEYANCE	That no agreement or contract for conveyance, or deed, conveyance, written lease, or writing whatsoever, is in existence, adversely affecting the title to said premises, except that in connection with which this affidavit is given;
POSSESSION MARITAL STATUS	That there are no parties in possession of said premises other than the undersigned; That the undersigned are single/married (if married spouse must join herein);
JUDGMENTS	That there are no judgments affecting the premises;
BANKRUPTCY	That protection under applicable Bankruptcy laws has not been applied for by the undersigned or any party in interest in the property.
TAXES & ASSESSMENTS	That there are no unpaid or delinquent real estate taxes or assessments against said premises;
WATER & SEWER	That there are no unpaid or delinquent water or sewer service charges against said premises;

OLD REPUBLIC
National Title Insurance Company

This affidavit is made to induce the Purchase of and/or a Loan secured by premises described herein and insurance of the Lien thereof.

COASTAL FOREST RESOURCES COMPANY

By _____

Its _____

Subscribed and sworn to before me a notary public in and for the County and State aforesaid this _____ day of _____, 20 17.

My Commission expires: _____

_____
Notary Public