



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Robert E. Parker
 Issuing Office's ALTA® Registry ID: 1081370
 Commitment No.: 19040158
 Property Address: Tract 1, OK
 Tract 2, OK

Issuing Office: Executives Title & Escrow, LLC
 Loan ID No.:
 Issuing Office File No.: 19040158

SCHEDULE A

1. Commitment Date: April 9, 2019 at 07:59 AM
2. Policy to be issued:
 - (a) ☒ ALTA Owners Policy (06/17/06)
 Proposed Insured: A proposed buyer
 Proposed Policy Amount: \$0.00
 - (b) ☒ ALTA Loan Policy (06/17/06)
 Proposed Insured: A Conventional Lender
 Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title, at the Commitment Date, vested in:
 Viersen Oil & Gas Co., an Oklahoma corporation (1/2); Doc Watson, L.L.C. (1/4); and GComm Holdings L.L.C. (1/4)
5. The Land is described as follows:

The East 670 feet of the NE/4 of NW/4 and the East 50 feet of the West 350 feet of NE/4 of NW/4 and the SE/4 of NW/4 of Section Nine (9), Township Thirteen (13) North, Range Thirteen (13) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey thereof.

AND

The East 418.3 feet of the NW/4 of SW/4 and the North 182 feet of the East 305.7 feet of the West 901.7 feet of the NW/4 of SW/4 AND a part of the SW/4 of NW/4 described as Beginning at a point 596 feet East of the Southwest Corner of said SW/4 of NW/4; thence North 149.1 feet; thence East 229.27 feet; thence North 378.72 feet; thence East 515.62 feet to the East line of said SW/4 of NW/4; thence South 527.12 feet to the Southeast Corner of said SW/4 of NW/4; thence West to the point of beginning, which includes Blocks 3 and 4 of Park Hill Addition to the City of Okmulgee, according to the Amended Plat thereof, LESS Lot 7 Block 4, LESS a tract described as Beginning at a

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SCHEDULE A

(Continued)


point 129 feet North and 715 feet East of the Southwest Corner of the SW/4 of NW/4; thence North 40 feet; thence East 40 feet; thence South 40 feet; thence West 40 feet to the point of beginning, AND LESS a tract described as Beginning at a point 106.5 feet North and 755 feet East of the Southwest Corner of the SW/4 of NW/4; thence North 85 feet; thence East 85 feet; thence West 85 feet to the point of beginning, AND LESS a tract in the SW/4 of NW/4 and NW/4 of SW/4 described as Beginning at a point 149.1 feet North and 596 feet East of the Southwest Corner of the SW/4 of NW/4; thence East 119 feet; thence South 20.1 feet; thence East 40 feet; thence South 22.5 feet; thence East 85 feet; thence South 150 feet; thence West 244 feet; thence North 192.6 feet to the point of beginning, all in Section Nine (9), Township Thirteen (13) North, Range Thirteen (13) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey thereof.

AND

SE/4 of SW/4, LESS Highway Right-of-Way, and NE/4 of SW/4 of Section Nine (9), Township Thirteen (13) North, Range Thirteen (13) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey, thereof.

Countersigned:

Executives Title & Escrow Company, LLC



Validating Officer or Agent

Robert E. Parker


License #93755, Bar No. 6897

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SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Return properly executed Seller/Owner Statement to the Company, including satisfactory evidence that all bills for labor and materials furnished for the improvements the Land have been or will be paid.
6. Deed from Viersen Oil & Gas Co., vesting fee simple title in A proposed buyer
- 7.

NOTE: The State of Oklahoma required the payment of a documentary stamp tax as a condition precedent to the recordation of any deed as provided by 68 Okla. Stat. 3201, subject to the exemptions provided by 68 Okla. Stat. 3202.

8. Mortgage from A proposed buyer
9. , securing your loan.

NOTE: The State of Oklahoma requires the payment of a mortgage tax as a condition precedent to the recordation of any mortgage


10. The present record owner, Doc Watson, LLC and GComm Holdings L.L.C., is a limited liability company. Any conveyance must be by the duly authorized manager of the limited liability company.
11. Redemption of the 2018 ad valorem taxes as to Lots 1-6, Block 4, Park Hill.
12. At page 169s #159,317) is a Personal Representative's Deed from BOKF, N.A., d/b/a BANK OF OKLAHOMA, the duly qualified and acting Personal Representative of the Estate of Martha W. Griffin, Deceased, to GCOMM

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HOLDINGS, L.L.C. dated September 25, 2018, and recorded on September 27, 2018 in Book 2213 at Page 773. Said deed indicates that the transfer is made pursuant to an Order filed on July 5, 2017 in Muskogee County District Court Case No. PB-2015-00149, styled, *In the Matter of the Estate of Martha W. Griffin, Deceased*.

I have reviewed and approved of a transcript of the probate proceedings. I require that you obtain and record the Order Authorizing Transfer of Property and Waiving Filing of any Accounting by Personal Representative.

Additionally, it appears that said deed has an error in the legal description in that the first Less and Except legal description on page 2 of said deed should not have been included. Therefore, I require that you obtain and record a corrected Personal Representative's Deed in favor of GCOMM Holdings, LLC, with the legal description as reflected on the commitment.


13. At closing have the records of the U. S. Bankruptcy Court for the Eastern District of Oklahoma checked to insure that nothing adverse has been filed.
14. **FOR A CONSTRUCTION MORTGAGE:** Furnish satisfactory pre-construction inspection report or certificate, dated subsequent to the recordation of the mortgage, showing that no materials have been delivered to the project site, and no construction commenced.
15. NOTE: For any proposed policy in excess of \$1,000,000.00, a High Liability Authorization Request must be obtained and approved by the underwriter, prior to closing.
16. A Uniform Commercial Code Search Certificate should be obtained from the office of the County Clerk with respect to the owners of the property, stating that no financing statements for fixtures for personal property have been filed, which statements might constitute a line on said property.
17. At closing have the records checked against the subject property and have a court search obtained on the Sellers of said property to insure that nothing adverse has been filed.
18. An executed Owner In Possession Affidavit must be provided by the owner to determine if anyone is in possession of the property other than the present owner, and if so, by what claim are they in possession.
19. An Affidavit of Purchaser that there are no unpaid bills for labor or materials furnished to the property within the last four months.
20. An Affidavit of Owner that he has no knowledge of, or been advised of, any taxes or special assessments being levied against the property which would constitute a lien, other than those of record.
21. Subsequent to the recording of the deed and/or mortgage, obtain and provide to the undersigned a written title search performed by a bonded abstract company doing business within the county in which the property is located; said search must be reviewed and approved by the countersigner of the commitment/policy and any

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adverse items shown thereon must be satisfied prior to the issuance of the final title policy.

22. CLOSING INFORMATION NOTE: If the closing for the subject property is to be conducted or disbursed by the undersigned TITLE COMPANY, we require all monies due from the purchase/loan to be in the form of a cashier's check, official bank check, money order or wire transfer made payable to said TITLE COMPANY. (Due to wide variances in banking policies/practices and the lack of control over the process of incoming wires until it reaches our account at our banking institution, the undersigned TITLE COMPANY cannot accept financial responsibility for delays in the funding of said cases due to the absence/delay of said funds reaching our account nor for the absence/delay of funding checks not received at time of closing).

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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

STANDARD EXCEPTIONS

- a. Rights or claims of parties in possession not shown by the Public Records.
- b. Easements, or claims of easements, not shown by the Public Records.
- c. Any encroachments, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
- d. 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
- e. The Standard Exceptions (a, b, c and d above) may be eliminated in the Policy upon meeting the requirements of the Company.

SPECIAL EXCEPTIONS


1. Ad valorem taxes for 2019, amount of which is not ascertainable, due or payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Water rights, claims or title to water, whether or not shown by the Public Records.

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4. Restrictive covenants, conditions, restrictions and easements as contained in Owner's Certificate and Dedication (page 81s #159317), recorded July 19, 1965, in Plat Book No. 6 at Page 69; Owner's Certificate, Dedication and Reservations (page 85s #159317), recorded July 19, 1965 in Book 931 at Page 288; Owner's Certificate and Dedication (page 90s #159317), recorded April 27, 1967 in Book 956 at Page 204; Amendment to Deed of Dedication (page 93s #159317), recorded May 5, 1966 in book 943 at Page 481, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42 Section 3604(c), of the United States Codes, which do not provide for a forfeiture or reversion of title and which have not been violated.
5. Statutory section line road right of way along the North line and South line of Section 9-13N-13E.
6. Right of Way Grant (page 36b #15333) to Okmulgee Gas Company, dated January 15, 1923, filed June 15, 1923, recorded in Book M-259 at Page 156.
7. Grant of Right of Way (page 46b #15333) to BARNSDALL OIL COMPANY, dated February 15, 1927, filed March 5, 1927, recorded in book 365 at Page 321.
8. Right of Way Grant (page 23b #15091) to Gulf Pipe Line Company, dated February 26, 1915, filed June 16, 1915, recorded in Book D-93 at Page 94.
9. Right of Way Grant (page 29b #15091) to Gulf Pipe Line Company, dated June 26, 1915, filed June 26, 1915, recorded in Book D-93 at Page 107; Supplemental Assignment of Rights of Way (page 9s #159317) to Associated Natural Gas, Inc., dated October 1, 1992, filed February 9, 1993, recorded in Book 1520 at Page 498; Assignment and Assumption Agreement (page 16s #159317) to ScissorTail Field Services, LLC, dated May 29, 2003, filed January 12, 2004, recorded in Book 1810 at Page 232.
10. Right of Way Grant (page 40b #15019) to GULF PIPE LINE COMPANY, dated February 22, 1915, filed June 26, 1915, recorded in Book D-93 at Page 110.
11. Right of Way Grant (page 57b #15019) to Okmulgee Gas Co., dated July 29, 1922, filed June 15, 1923, recorded in Book D246 at Page 614.
12. Right of Way Contract (page 58b #15019) to Empire Pipeline Co., dated ---, filed January 12, 1925, recorded in Book CMS5 at Page 344.
13. Right of Way Easement (page 115b #15019) to Public Service Company of Oklahoma, dated November 27, 1946, filed December 21, 1946, recorded in Book 636 at Page 59.

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14. Grant of Right of Way (page 55b #16276) to Barnsdall Oil Company, dated ---, filed March 5, 1927, recorded in Book 365 at Page 319.
15. Right of Way Easement (page 31s #159317) to Byrdell B. Matthews and Gloria Jean Matthews, dated September 7, 1963, filed September 12, 1963, recorded in Book 902 at Page 573; Warranty Deed (page 33s #159317) to David T. Kennedy and Charlene Kennedy, dated April 7, 1969, filed April 16, 1969, recorded in Book 983 at Page 310; Warranty Deed (page 34s #159317) to Hal Kennedy, dated December 29, 1971, filed January 3, 1972, recorded in Book 1018 at Page 498; Quit Claim Deed (page 36s #159317) to Hal Kennedy and Lela B. Kennedy, dated January 26, 1973, filed January 26, 1973, recorded in Book 1035 at Page 483; Warranty Deed (page 37s #159317) to Bobby L. Bryant and Helga E. Bryant, dated March 5, 1974, filed March 5, 1974, recorded in Book 1053 at Page 562; Warranty Deed (page 38s #159317) to Clinton Orbie Coverdill and Karen Sue Burton, dated June 14, 1977, filed June 15, 1977, recorded in Book 1120 at Page 332; Order Terminating Joint Tenancy (page 39s #159317), Case No. P 82-61; dated May 12, 1982, filed June 3, 1982 in the District Court of Okmulgee County; Warranty Deed (page 43s #159317) to Wendell C. Frederick and Beulah M. Frederick, dated October 16, 1986, filed October 16, 1986, recorded in Book 1394 at Page 730.
16. Easement for Sewer Line (page 76s #159317) to The City of Okmulgee, filed November 2, 1961, recorded in Book 873 at Page 99,
17. Highway Easement (page 78s #159317) to the State of Oklahoma, dated October 26, 1961, filed December 22, 1961, recorded in Book 875 at Page 102.
18. The five foot underground easement for service cables (page 93s #159317) running from the service pedestal or transformer to the point of usage on the house.
19. Right of Way Easement (page 96s #159317) to Public Service Company of Oklahoma, dated April 13, 1966, filed May 4, 1966, recorded in Book 943 at Page 464.
20. Easement (page 100s #159317) to the City of Okmulgee, dated July 14, 1977, filed July 15, 1977, recorded in Book 1122 at Page 274; Correction Easement (page 101s #159317) to the City of Okmulgee, dated July 30, 1977, filed August 3, 1977, recorded in Book 1123 at Page 262.
21. Right of Way Easement (page 102s #159317) to Public Service Company of Oklahoma, dated February 22, 1978, filed March 21, 1978, recorded in Book 1138 at Page 74; Right of Way Easement (page 103s #159317) to Public Service Company of Oklahoma, dated October 18, 1978, filed November 8, 1978, recorded in Book 1157 at Page 309.
22. Utility Easement (page 106s #159317) to City of Okmulgee, dated June 21, 1979, filed June 26, 1979, recorded in Book 1172 at Page 275.

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23. Permanent Easement Grant (page 123s #159317) to The City of Okmulgee, dated August 2, 2003, filed September 25, 2003, recorded in Book 1800 at Page 501; Permanent Easement Grant (page 125s #159317) to The City of Okmulgee, dated August 22, 2003, filed September 25, 2003, recorded in Book 1800 at Page 503; Pipeline Right of Way Easement (page 127s #159317) to The City of Okmulgee, dated August 4, 2003, filed September 25, 2003, recorded in Book 1800 at Page 505.
24. Right of Way Agreement (page 133s #159317) to Oneok, Inc., dated April 20, 1992, filed April 27, 1992, recorded in Book 1505 at Page 322; Assignment and Assumption of Real Property Interests (page 135s #159317) to One Gas, Inc., filed February 5, 2014, recorded in Book 2090 at Page 612/

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