

160[±] GARFIELD COUNTY
acres

Offered in 2 Tracts

LAND AUCTION

OKLAHOMA

TUESDAY

DECEMBER 17 • 10AM

INFORMATION
BOOKLET



800.451.2709

SchraderAuction.com

2 Miles East of Garber, OK
96[±] Tillable Acres
Paved Road Frontage
Nice Pond
Potential Building Site

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION
MANAGER

BRENT WELLINGS • 972-768-5165 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our Schrader iOS app



BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Map & Descriptions

Soils Maps

FSA Information

Topography Map

Tax Statement

Preliminary Title

Property Photos





TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 2 will be offered in individual tracts or as a total 160± acre unit . There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on individual tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Trustees Deed, Without Warranty.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

ACREAGE AND TRACTS: All acreages and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF

WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND

CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 17, 2019
160 ACRES – GARBER, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, December 10, 2019.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
160± Acres • Garfield County, Oklahoma
Tuesday, December 17, 2019

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, December 17, 2019 at 10:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, December 10, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

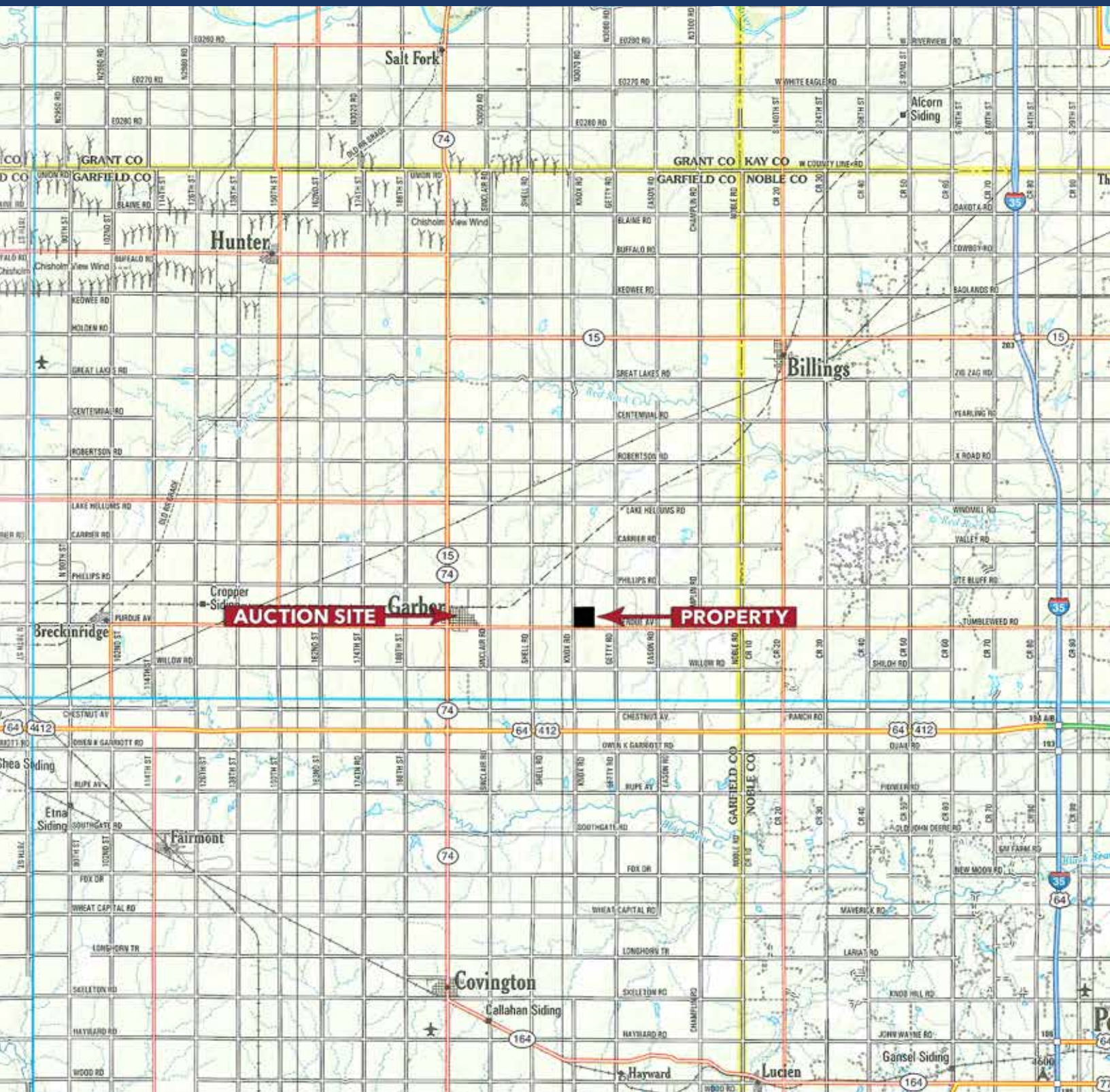
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

LOCATION MAP



LOCATION MAP



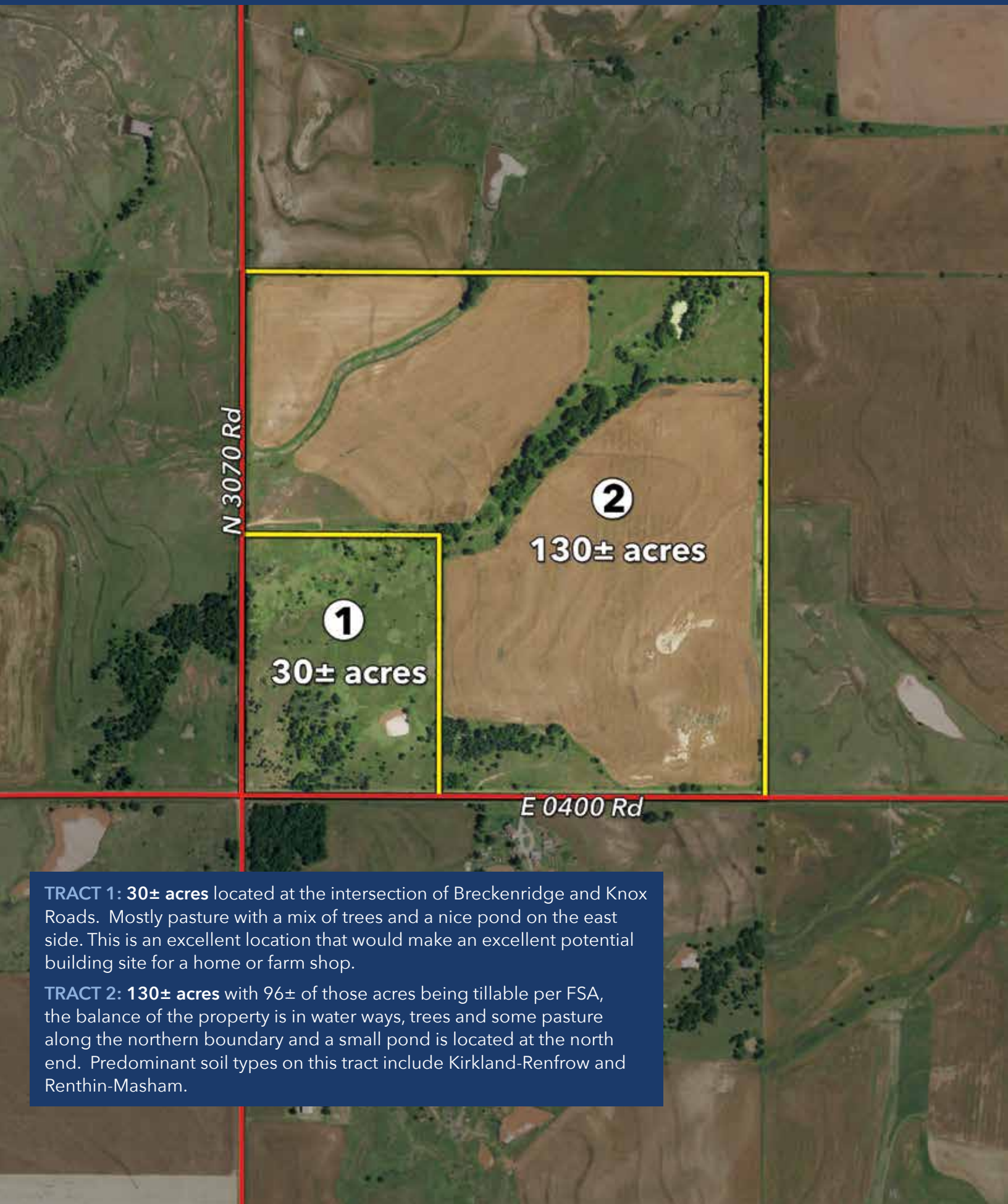
AUCTION LOCATION: Garber Community Theater, 402 Main Street, Garber, OK 73738
Located on the north end of Main Street in Garber, watch for the sign.

DIRECTIONS TO PROPERTY: From intersection of Hwy 15 and Breckenridge Road (by the Jiffy Trip), take Breckenridge Road east for 3 miles and the property will be on your left.



TRACT MAP & DESCRIPTIONS

TRACT MAP & DESCRIPTIONS



TRACT 1: 30± acres located at the intersection of Breckenridge and Knox Roads. Mostly pasture with a mix of trees and a nice pond on the east side. This is an excellent location that would make an excellent potential building site for a home or farm shop.

TRACT 2: 130± acres with 96± of those acres being tillable per FSA, the balance of the property is in water ways, trees and some pasture along the northern boundary and a small pond is located at the north end. Predominant soil types on this tract include Kirkland-Renfrow and Renthin-Masham.

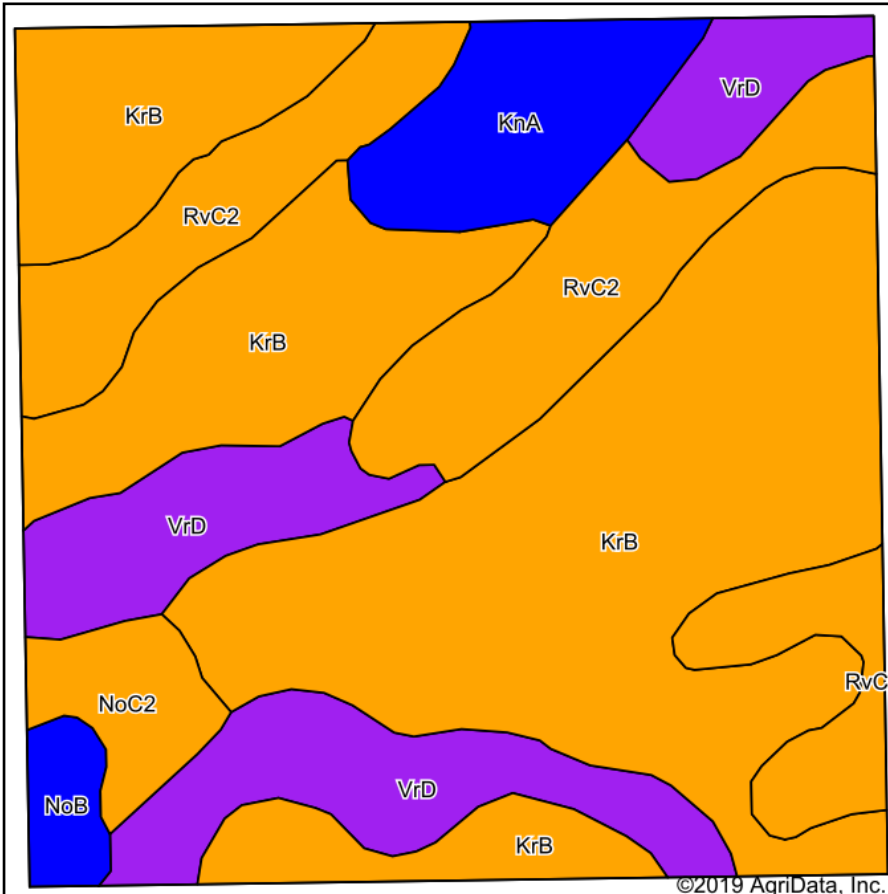
SOILS MAP



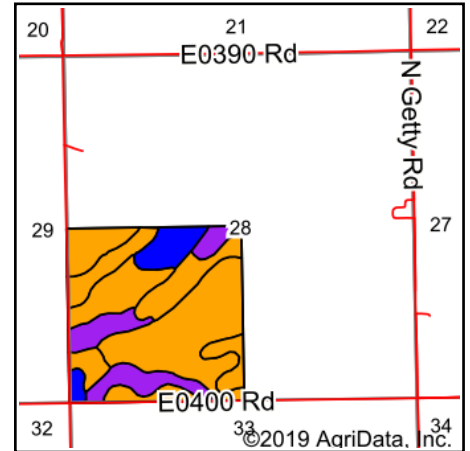
CODE	SOIL DESCRIPTION
KrB	Kirkland-Renfrow complex
RvC2	Renthin-Masham complex
VrD	Grainola-Masham-Ironmound complex
KnA	Kirkland silt loam
NoC2	Norge loam
NoB	Norge loam

CODE	SOIL DESCRIPTION
KrB	Kirkland-Renfrow complex
RvC2	Renthin-Masham complex
VrD	Grainola-Masham-Ironmound complex
KnA	Kirkland silt loam
NoC2	Norge loam
NoB	Norge loam

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Garfield**
 Location: **28-23N-3W**
 Township: **North Garfield**
 Acres: **160**
 Date: **10/29/2019**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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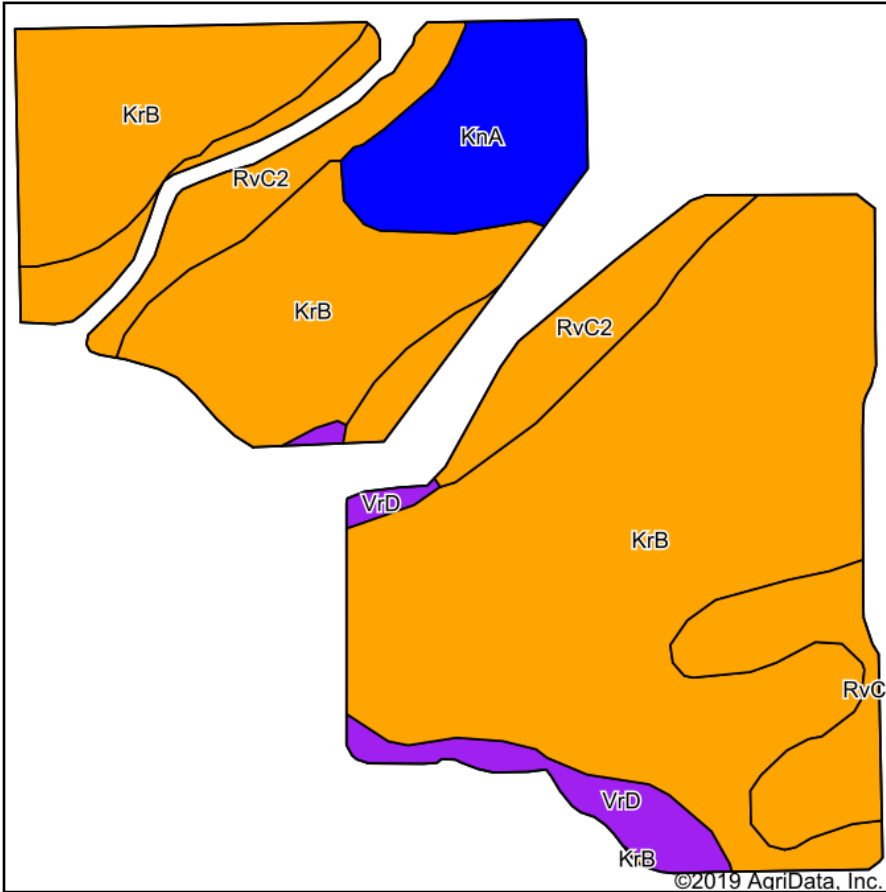


Area Symbol: OK047, Soil Area Version: 15

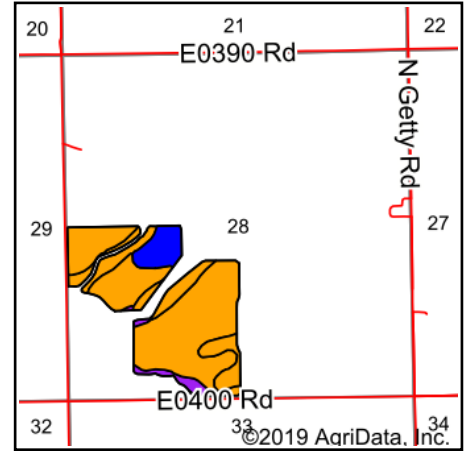
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Oats	Improved bermudagrass	Introduced bluestem	Wheat	Cotton lint	Barley	Weeping lovegrass	Peanuts
KrB	Kirkland-Renfrow complex, 1 to 3 percent slopes	84.47	52.8%		IIIe		2	4		28	238	12	3	
RvC2	Renthin-Masham complex, 3 to 5 percent slopes, eroded	30.99	19.4%		IIIe		18	4		16	15	15		
VrD	Grainola-Masham-Ironmound complex, 5 to 12 percent slopes	25.99	16.2%		Vle			2		1		2		
KnA	Kirkland silt loam, 0 to 1 percent slopes, cool	10.54	6.6%		IIIs	IIIs	34	4	5	34	22	4		
NoC2	Norge loam, 3 to 5 percent slopes, eroded	5.29	3.3%		IIIe									
NoB	Norge loam, 1 to 3 percent slopes	2.72	1.7%		Ile			6	5	30	360	2	5	75
Weighted Average							6.8	3.6	0.4	20.8	136.1	9.9	1.7	1.3

Soils data provided by USDA and NRCS.

TILLABLE SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Garfield**
 Location: **28-23N-3W**
 Township: **North Garfield**
 Acres: **96.39**
 Date: **10/29/2019**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: OK047, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Oats	Improved bermudagrass	Introduced bluestem	Wheat	Cotton lint	Barley	Weeping lovegrass
KrB	Kirkland-Renfrow complex, 1 to 3 percent slopes	66.12	68.6%		IIIe		2	4		28	238	12	3
RvC2	Renthin-Masham complex, 3 to 5 percent slopes, eroded	18.44	19.1%		IIIe		18	4		16	15	15	
KnA	Kirkland silt loam, 0 to 1 percent slopes, cool	8.10	8.4%		IIIs	IIIs	34	4	5	34	22	4	
VrD	Grainola-Masham-Ironmound complex, 5 to 12 percent slopes	3.73	3.9%		VIe			2		1		2	
Weighted Average							7.7	3.9	0.4	25.2	168	11.5	2.1

Soils data provided by USDA and NRCS.

FSA INFORMATION



FSA INFORMATION

Oklahoma

Garfield

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1771

Prepared: 12/10/19 11:28 AM

Crop Year: 2020

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 3799 Description (T-7) SW 28-23-3

FSA Physical Location : Garfield, OK

ANSI Physical Location: Garfield, OK

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.74	108.13	108.13	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	108.13	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	98.9		40	0.0
Total Base Acres:	98.9			

Owners: CARL S FORD TR C FBO KRISTINE FORD RALAMBOS
CARL S FORD TR D FBO KIERAN HILU
CARL S FORD TR A FBO KIERAN FORD HILUR

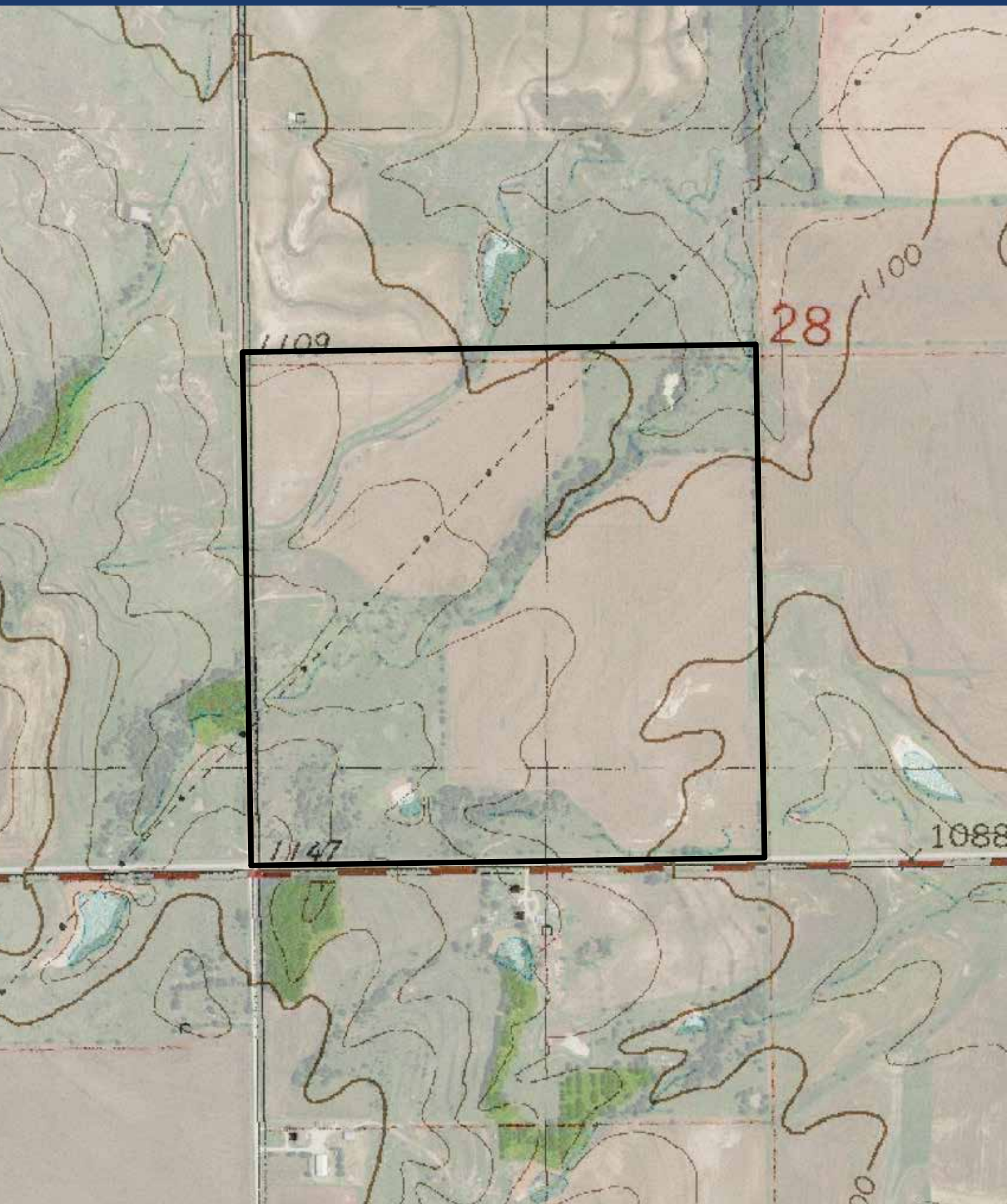
CARL S FORD TR B FBO KARLA FORD RAY
CARL S FORD TR F FBO KRISTINA FORD RALAMBOS
CARL S FORD TR E FBO KARLA FORD RAY

Other Producers: None

TOPOGRAPHY MAP



TOPOGRAPHY MAP



TAX STATEMENT



TAX STATEMENT

Tax Roll Inquiry



Garfield County Treasurer

Kevin Postier, Treasurer

114 W. Broadway, Room 104 Enid, OK 73701
Phone: 580-237-0246
Fax: 580-548-2460
Email: kpostier@gctreasurer.org

Owner Name and Address

FORD, WILLIAM DOUGLAS TRUSTS
%BANK OF OK ATTN: RPS
PO BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year 2018
Property ID 0000-28-23N-03W-3-100-00
Location GARFIELD
School District R47 RURAL 47 **Mills: 97.9**
Type of Tax Real Estate
Taxroll_Item# 232758

Legal Description and Other Information:

SW/4 28-23-3 Acres-160 sd-R47 ET AL- CARL S FORD GRANDDAUGHTERS TRUSTS D E & F (1/4 INT) . 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	4336	Base Tax	424.00
Improvements	0	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	4336	Payments	424.00
		Total Paid	424.00
		Total Due	0.00



Tax payments updated through 12/02/19 business.

Date	Receipt	Paid with	Payment For	Amount	Paid By
12/06/2018	381	Check	Taxes	424.00	CC BOK FINANCIAL->Check# 4005

PRELIMINARY TITLE



PRELIMINARY TITLE

Cover page for:

Preliminary Title Insurance Schedules (with copies of recorded exceptions)

Preliminary title insurance schedules prepared by:

Guarantee Abstract Company

(File Number: 19110066-3285)

Auction Tracts 1 & 2 (Garfield County, Oklahoma)


For December 17, 2019 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

**BOKF, N.A., dba Bank of Oklahoma, as Trustee of
the William Douglas Ford Family Trusts A, B & C dtd 12/30/1981
and the Carl S. Ford Granddaughters' Trusts D, E & F dtd 12/30/1981**

PRELIMINARY TITLE

 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

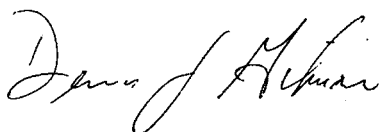
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

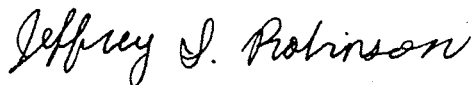
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

COMMITMENT CONDITIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.


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PRELIMINARY TITLE

 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: BAILEY HANS LLC DBA GUARANTEE ABSTRACT
COMPANY 217 WEST BROADWAY ENID, OK 73701
(580) 237-5537

Issuing Office's ALTA® Registry ID: 0002335

Commitment No.: 19110066-3285

Property Address: SW/4 28-23-3, Garfield County, OK

Revision No.:

Issuing Office: BAILEY HANS LLC DBA GUARANTEE ABSTRACT
COMPANY

Loan ID No.:

Issuing Office File No.: 19110066-3285

SCHEDULE A

1. Commitment Date: **November 14, 2019 at 7:50AM**

2. Policy to be issued:

(a) ☒ ALTA® Owner's Policy of Title Insurance (6-17-06 Form 5011400 7-1-14)

Proposed Insured: **'ENTITY CAPABLE OF HOLDING TITLE'**

Proposed Policy Amount: **\$TBD**

(b) ☐ ALTA® Loan Policy of Title Insurance (6-17-06 Form 5011300 7-1-14)

Proposed Insured:

Proposed Policy Amount: \$

(c) ☐ ALTA® Short Form Residential Loan Policy (Rev. 12-3-12 SCH A & B Form 502470 7-1-14)

Proposed Insured:

Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in: **BOKF, N.A., d/b/a Bank of Oklahoma, Trustee of the William Douglas Ford Family Trusts A, B and C created under the Last Will and Testament of Carl S. Ford, dated December 30, 1981 and the Carl S. Ford Granddaughters' Trusts D, E and F, created under the Last Will and Testament of Carl S. Ford, dated December 30, 1981**

5. The Land is described as follows:

The Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Twenty-Three (23) North, Range Three (3) West of the Indian Meridian, Garfield County, Oklahoma.

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PRELIMINARY TITLE

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Krystal L. Olsen
Authorized Signatory
Krystal L. Olsen, License #112711


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PRELIMINARY TITLE

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII	

Commitment No.: 19110066-3285

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. Deed from **BOKF, N.A., d/b/a Bank of Oklahoma, Trustee of the William Douglas Ford Family Trusts A, B and C created under the Last Will and Testament of Carl S. Ford, dated December 30, 1981 and the Carl S. Ford Granddaughters' Trusts D, E and F, created under the Last Will and Testament of Carl S. Ford, dated December 30, 1981, vesting fee simple title in TBD.**

NOTE: The State of Oklahoma requires 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.

6. Mortgage from **TBD**, stating marital status and joined by spouse if married, 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.

7. Return properly executed Seller/Owner Statement to the Company, including satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid.
8. Provide properly executed Buyer/Borrower lien affidavit.
9. Furnish an accurate survey of the premises which would disclose any encroachments, overlaps, boundary line disputes, or other matters, or exception will remain on the policy.
10. Final policy cannot be issued, unless abstract certificate date, which is November 14, 2019 at 7:50AM, is no more than 180 days from the recording date of the instruments to be insured. Therefore, instruments must be recorded on or before the close of business May 14, 2020, OR abstract must be extended to date, resulting in additional charges, before the final policy can be issued.

Continued...

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PRELIMINARY TITLE

11. Obtain and file a certified copy of the Last Will and Testament in Oklahoma County District Court Case PB-2014-861, for WM Doug Ford containing this power of appointment be filed in the Garfield County Clerk's office and indexed against the subject property.
12. If transaction is closed on or after November 1, 2019, ascertain the amount, pay and satisfy of record Ad Valorem tax for 2019, or exception will appear in policy.

NOTE:

The subject property appears to be unencumbered by a mortgage. You should inquire with the owner as to the possibility of any unrecorded or mis-indexed mortgage securing the property and return the results of the inquiry for review and possible further requirements.

NOTE:


Trusts A, B and C each have an undivided $\frac{1}{4}$ interest. Trusts D, E and F each have an undivided $\frac{1}{12}$ interest. The deed conveying the subject property should have a separate signature line and acknowledgment for each of the six trusts.

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PRELIMINARY TITLE

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII (Cont.)	

Commitment No.: 19110066-3285

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

- Rights or claims of parties in possession not shown by the Public Records.
- Easements, or claims of easements, not shown by the Public Records.
- 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.
- 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
- The Standard Exceptions (a, b, c and d above) may be eliminated in the Policy upon meeting the requirements of the Company.

STANDARD SPECIAL EXCEPTIONS

- Ad valorem taxes for 2019, amount of which is ascertainable, but not yet due and payable.
- 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.
- Water rights, claims or title to water, whether or not shown by the Public Records.


...continued...

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PRELIMINARY TITLE

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII (Cont.)	

Commitment No.: 19110066-3285

SCHEDULE B, PART II (Continued)
Standard Special Exceptions (Continued)

4. Statutory easement for roadway purposes along all section lines.
5. Right Of Way Contract in favor of Continental Pipe Line Company, recorded in Book 83 Misc., Page 164.
6. Easement in favor of Garfield County, recorded in Book 150 Misc., Page 636.

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PRELIMINARY TITLE

Carl McLaughlin et al

: RIGHT OF WAY CONTRACT

to

: Filed: May 29, 1936 at 1:05 P.M.

Continental Pipe Line Company

: Recorded: Book 83 Misc1 Page 164

ACKNOWLEDGED IN STATUTORY FORM May 19th, 1936 by Carl McLaughlin and C. I. McLaughlin before R. T. Looney Notary Public in and for Garfield County, Oklahoma. Commission Expires: May 27th, 1939. (SEAL)

For and in consideration of the sum of Eighty & no/100 Dollars (\$80.00), in hand paid, the receipt of which is hereby acknowledged, Carl McLaughlin, C. I. McLaughlin, hereinafter referred to as Grantor (whether one or more), does hereby grant unto Continental Pipe Line Company, a coporation, hereinafter referred to as Grantee, its successors and assigns, the right to lawy, maintain, inspect, alter, repair, operate, remove and relay a pipe line, or pipe lines, for the transportation of oil and gas and products and by-products thereof, water and other substances, and such frips, valves, fittings, meters and other equipment and appurtenances as may be necessary or convenient for such operations, under and across the following described land in Garfield County, State of Oklahoma, to-wit:

SW 1/4 Sec. 28 - 23 - 3

Togehther with the rights of ingress and egress to and from said line or lines, or any of them, for the purpose aforesaid. Grantor to have the right to fully use and enjoy the above described premises, except as to the rights hereinbefore granted; and Grantee hereby agrees to pay any damages which may arise to crops, pasturage, fences or buildings of said Grantor from the exercise of the rights herein granted, said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by grantor, one by Grantee, and the third by the two so appointed, and their written determination of amount to be final and _onclusive.

Should more than one pipe line be laid under this grant, at any time, an additional consideration, calculated on the same basis per lineal rod as the consideration hereinabove recited, shall be paid for each line so laid after the first line.

Grantee shall bury pipe lines below plow depth.

To Have and To Hold said easement, rights, and rights of way unto the said Grantee, its successors and assigns until said easement be exercised, and so long thereafter as the same shall be useful for the above named purposes.

It is understood that the person securing this grant is without authority from Grantee to make any agreement in respect of the subject matter hereof not herein expressed.

This agreement is binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

Executed this 19th day of May, 1936.

Carl McLaughlin

C. I. McLaughlin

Entry

J. C. HUMPHREY, Bonded Abstractor, Enid, Oklahoma

1

MISC-150--PAGE-63-E--

STATE OF OKLAHOMA, COUNTY OF GARFIELD, SS.

Filed March 3 1961 at 3:21 P M., and
RECORDED IN OFFICE OF A. G. VADAKIN, County Clerk

No. 36201 For Refuse Harvey Harley
(REAL) DEPUTY

R-31
EASEMENT

36201

KNOW ALL MEN BY THESE PRESENTS:

No. _____

That Carl S. Ford and Ruby Ford, his wife

of Garfield County, State of Oklahoma, for and in consideration of the benefits derived from the improvement of a Public Highway and other good, valuable and sufficient consideration paid by Garfield County, State of Oklahoma, the receipt of which is hereby acknowledged have this day granted, bargained, sold and conveyed unto said Garfield County a perpetual easement along and across the following described lots or parcels of land, lying and being situated in Garfield County, Oklahoma, to-wit:

A strip of land seven (7) linear feet wide along the south line of the S W $\frac{1}{4}$ of Section 28 Twp. 23 ; N., Range 3 W.L.M., the center line of which lies, $36\frac{1}{2}$ linear feet north of the south line of said Section 28.

This easement is granted for the purpose of the construction and maintenance of a public highway over and across the property herein described.

Student's name: _____

The consideration herein covers any and all kinds and character of damages or injury that may be sustained directly or indirectly by reason of the construction and maintenance of a highway over, across or along the above described real estate.

Said grantors hereby covenant and warrant that at the time of the delivery of these presents they are the owner of the above described premises in fee simple, that the same are free of all liens and claims whatsoever, except none

and that they will so long as this easement is in full force and effect defend the same unto Garfield County against all and every person whomsoever claiming the same.

IN WITNESS WHEREOF, the grantors herein named have hereunto set their hands and seal this 1st day of April, 1950.

Witness:

Carl S. Ford
Ruby Ford

OKLAHOMA ACKNOWLEDGMENT

[illegible]

Before me, the undersigned Notary Public in and for the State and County aforesaid, on this 1st day of April, 1950, personally appeared Carl S. Ford and Ruby Ford, his wife

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

My Commission expires:

February 17, 1962

Notary Public.

OKLAHOMA ACKNOWLEDGMENT

State of Oklahoma,)
Gerrill County.) 88

Before me, the undersigned Notary Public in and for the State and County aforesaid, on this _____ day of _____, 19____, personally appeared _____

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

My Commission expires: _____

Notary Public.

PRELIMINARY TITLE

2015 Book: 2256 Page: 172 9786
8/27/15 03:15PM Pg: 172-178
Fee: \$25.00 Doc: \$0.00
KATHY R. HUGHES-GARFIELD COUNTY CLERK
State of Oklahoma



AFFIDAVIT OF TRUST AND TRUST POWERS

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss:

I, JOHN D. LeFORCE, as Vice-President and Trust Officer of BOKF, N.A., sole Trustee of the WILLIAM DOUGLAS FORD FAMILY TRUSTS A, B and C created under Article V of the Last Will and Testament of CARL S. FORD (hereinafter TRUSTS A-C) and sole Trustee of the CARL S. FORD GRANDDAUGHTERS TRUSTS D, E and F created under Article VI of the Last Will and Testament of CARL S. FORD (hereinafter TRUSTS D-F), of lawful age, being first duly sworn, depose and say:

1. The Last Will and Testament of CARL S. FORD, dated December 30, 1981 ("WILL") was probated in the District Court of Oklahoma County, State of Oklahoma in the case styled and numbered *In the Matter of the Estate of Carl S. Ford, Deceased, P-82-425* ("PROBATE"). The Order Allowing Final Account and Determining Heirship and Final Order of Distribution ("ORDER") in the PROBATE was filed in the Office of the County Clerk for Garfield County, State of Oklahoma on June 19, 2014 in Book 2191, Pages 833-877.

2. WILLIAM DOUGLAS FORD ("DOUG") was the original Trustee of TRUSTS A-C.

3. DOUG and the FIRST NATIONAL BANK AND TRUST COMPANY of OKLAHOMA CITY ("FNB") were the original Co-Trustees of TRUSTS D-F.

4. FNB was declared insolvent by the Comptroller of Currency on July 14, 1986, and First Interstate Bank of Oklahoma, N.A. (hereinafter "FIRST INTERSTATE") purchased certain assets of FNB including TRUSTS D-F. FIRST INTERSTATE changed its name to Boatmen's First National Bank of Oklahoma (hereinafter "BOATMEN'S"), which name change was confirmed by the Comptroller of Currency. Thereafter, BOATMEN'S changed its name to NationsBank, N.A. (hereinafter "NATIONSBANK").

5. The Last Will and Testament of CARL S. FORD provided in part under PART TWO, ARTICLE II, Paragraph 2.2.4:

"A corporate Trustee may be removed by an individual Co-Trustee, with or without cause, upon the appointment of a successor corporate trustee by the individual trustee, and upon the acceptance of such successor corporate trustee."

Return: BOK Financial
● 9520 N May Ave Ste 200
Oklahoma City OK -1-
73120-9908

20-
5-
7

PRELIMINARY TITLE

2015 8/27/15 03:15PM 172-178 9786

Bk:2256 Pg:173

KATHY R. HUGHES-GARFIELD COUNTY CLERK
State of Oklahoma

6. Effective January 14, 1998, DOUG removed NATIONSBANK and appointed BANK OF OKLAHOMA, N.A. ("BOK"), as the corporate Trustee of TRUSTS D-F, BOK accepted said appointment. BOK changed its name to BOKF, N.A., d/b/a BANK OF OKLAHOMA ("BOKF") effective January 1, 2011, as reflected by the letter from the Comptroller of Currency marked Exhibit "A" attached hereto and made a part hereof.

7. DOUG died on January 5, 2014, as reflected on his death certificate attached hereto as Exhibit "B" and made a part hereof. DOUG was serving as sole Trustee of TRUSTS A-C and Co-Trustee of TRUSTS D-F at his death. Upon DOUG'S death BOKF became the sole Trustee of TRUSTS D-F.

8. The WILL provided in part under ARTICLE II, Paragraph 2.2.3 that "Any individual Trustee . . . may appoint a successor by Will."

9. DOUG in his Last Will and Testament under ITEM XIII (1)(B) exercised his power of appointment under PART TWO, ARTICLE II, Paragraph 2.2.3 of the WILL and appointed BANK OF OKLAHOMA, N.A. or its successors to serve as successor sole Trustee of each trust created under the WILL for which DOUG was serving as Trustee at the time of his death.

10. BOKF accepted its appointment as sole successor Trustee of TRUSTS A-C effective as of January 5, 2014.

11. PART TWO ARTICLE III, Paragraph 2.3.16 (a), (b) and (c) of the WILL authorizes the Trustee to "(a) purchase, sell, own, hold, manage, mortgage, pledge and otherwise deal with or in the property, real or personal, or any part thereof, at any time being subject to the terms hereof, upon such terms as they see fit and without restriction of any kind whatever; (b) convey, mortgage, assign or lease any such property or part thereof, with or without warranty of title . . . including specific authority to enter into valid and binding oil, gas, and other mineral leases, division orders, unitization, pooling, operating, gas sales and repressurization agreements and other contracts or mortgages, the terms of which may commence in futuro or extend beyond the termination of a trust created hereunder, or to grant to a lessees an option, exercisable during or at the termination of the lease, or any extension thereof, ...and to execute and deliver any agreement or instrument pertaining to the development, production, conservation, processing, or sale of oil, gas and other minerals; (c) alter, reconstruct or wreck and remove improvements on real estate held in trust hereunder, and may build new improvements thereon:).

12. PART TWO, ARTICLE II, Paragraph 2.3.16(f), (k), (l), (m), (n) and (p) of the WILL authorizes the Trustee to "(f) contract for and on behalf of the trusts in any way they see fit; (k) take out and maintain on the life of any beneficiary or any trustee of any trust, life insurance or any other kind or kinds of insurance, for the benefit of the beneficiary or beneficiaries, or the trust estate, in such amount as the Trustees in their uncontrolled discretion shall deem advisable; (l) pay any and all premiums or other charges on any such insurance out of the trust for the benefit thereof; (m) pay out of the trust estate all expenses or costs of every kind or character incurred in performing the

PRELIMINARY TITLE

2015 8/27/15 03:15PM 172-178 9786

Bk:2256 Pg:174

KATHY R. HUGHES-GARFIELD COUNTY CLERK
State of Oklahoma

duties of Trustee; (n) execute and deliver any deed or other instrument deemed by them to be necessary and proper in the exercise of any power herein granted.”; (p) protect, conserve and operate, either solely or in conjunction with the others, any business operation, partnership, joint venture or other enterprise of any nature transferred to Trustees hereby in such a manner as the Trustees may deem proper,...”.

13. TRUSTS A-C and TRUSTS D-F are all still in existence.

14. TRUSTS A-C each own a one-fourth (1/4) interest in the surface only of the following-described real property and TRUSTS D-F each own a one-twelfth (1/12) interest in the surface only of the following-described real property, to-wit:

SW/4 of Section 28, Township 23 North, Range 3 West, Garfield County, Oklahoma

Lots 3 and 4 and E/2 SW/4 of Section 31, Township 23 North, Range 3 West, Garfield County, Oklahoma

15. PART THREE, ARTICLE VII, Paragraph 3.72 of the WILL provides in part:

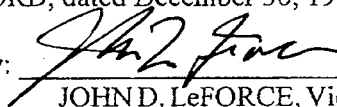
“Every deed . . . or any other instrument executed by the Trustee . . . in connection with the trust estate, shall be conclusive evidence in favor of every person relying upon or claiming under any such instrument (i) that at the time of the delivery thereof, the trust or trusts created by this agreement was or were, as the case may be, in full force and effect, (ii) that such instrument was executed in accordance with the terms, conditions and limitations contained in this instrument or some amendment hereto and is binding upon all beneficiaries hereunder, and (iii) that said trustee . . . was duly and properly authorized and empowered by all the Trustees to execute and deliver, on behalf of all the Trustees, such instrument.”

16. AFFIANT has personal knowledge of the matters set forth herein.

FURTHER AFFIANT SAYETH NOT.

BOKF, N.A., d/b/a BANK OF OKLAHOMA, Trustee of the WILLIAM DOUGLAS FORD FAMILY TRUSTS A, B and C and the CARL S. FORD GRANDDAUGHTERS TRUSTS D, E and F, created under the Last Will and Testament of CARL S. FORD, dated December 30, 1981

By:



JOHN D. LeFORCE, Vice-President and Trust Officer

2015 8/27/15 03:15PM 172-178 9786

Bk:2256 Pg:175

KATHY R. HUGHES-GARFIELD COUNTY CLERK
State of Oklahoma

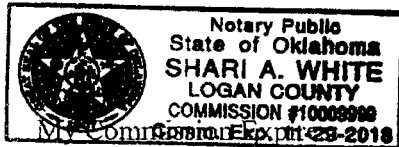
ACKNOWLEDGMENT

STATE OF OKLAHOMA)

Logan)
COUNTY OF OKLAHOMA)

SS:

This instrument was acknowledged before me on August 21, 2015, by JOHN D. LeFORCE, Vice-President & Trust Officer for BOKF, N.A., dba BANK OF OKLAHOMA, Trustee of the WILLIAM DOUGLAS FORD FAMILY TRUSTS A, B and C and the CARL S. FORD GRANDDAUGHTERS TRUSTS D, E and F, created under the Last Will and Testament of CARL S. FORD, dated December 30, 1981.



11-29-2018

Frank A. Walker

NOTARY PUBLIC

Commission No. 10009944

PRELIMINARY TITLE

2015 8/27/15 03:15PM 172-178 9786
Bk:2256 Pg:176
KATHY R. HUGHES-GARFIELD COUNTY CLERK
State of Oklahoma



"EXHIBIT A"

Comptroller of the Currency
Administrator of National Banks

Southern District Licensing
500 North Akard, Suite 1600
Dallas, Texas 75201-3323

January 5, 2011

Tamara Wagman
Frederic Dorwart Lawyers
Old City Hall
124 East Fourth Street
Tulsa, Oklahoma 74103-5010

Re: Affiliated Reorganization of Bank of Oklahoma, NA, Tulsa, Oklahoma and Name Change
to BOKF, National Association (BOKF, NA);
(CAIS #2010-SO-02-0021)

Dear Ms. Wagman:

This letter will acknowledge that the affiliated merger of BOK Financial Corporation
Subsidiaries Bank of Albuquerque, National Association, Albuquerque, New Mexico; Bank of
Arizona, National Association, Phoenix, Arizona; Bank of Arkansas, National Association,
Fayetteville, Arkansas; Bank of Kansas City, National Association, Overland Park, Kansas;
Bank of Texas, National Association, Dallas, Texas and Colorado State Bank and Trust,
National Association, Denver, Colorado with and into Bank of Oklahoma, National
Association, Tulsa, Oklahoma was effective on January 1, 2011. The resulting bank title is
BOKF, National Association, charter number 13679.

Sincerely,

Brenda E. McNeese
NBE/Senior Licensing Analyst

PRELIMINARY TITLE



STATE OF OKLAHOMA CERTIFICATE OF DEATH

STATE FILE NUMBER

2014-000149

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) WILLIAM DOUG FORD						1a. LAST NAME PRIOR TO FIRST MARRIAGE		2. SEX MALE	
3. SOCIAL SECURITY NUMBER [REDACTED]		4. EVER IN US ARMED FORCES? YES		5a. AGE- Last birthday (years) 87		5b. UNDER 1 YEAR Months: Days: Hours: Minutes:		5c. UNDER 1 DAY	
6. DATE OF BIRTH (Mo/Day/Yr) JULY 14, 1926		7. BIRTHPLACE (City and State or Foreign Country) ENID, OKLAHOMA		8a. RESIDENCE-State OKLAHOMA		8b. RESIDENCE-County OKLAHOMA		8c. RESIDENCE-City or Town OKLAHOMA CITY	
8d. RESIDENCE-Zip Code 73120		8e. RESIDENCE-Inside City Limits? YES		8f. RESIDENCE-Street and Number 1506 GUILFORD LANE				8g. RESIDENCE-Apt. Number	
9. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input checked="" type="checkbox"/> Divorced <input type="checkbox"/> Married, but separated <input type="checkbox"/> Unknown						10. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage)			
11. FATHER'S NAME (First, Middle, Last) CARL S. FORD						12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) RUBY INGRAM			
13. DECEDENT OF HISPANIC ORIGIN? NO, NOT SPANISH/HISPANIC/LATINO		14. DECEDENT'S RACE WHITE, AMERICAN INDIAN OR ALASKA NATIVE (CHICKASAW NATION)				15. DECEDENT'S EDUCATION SOME COLLEGE CREDIT BUT NO DEGREE			
16. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life. DO NOT USE RETIRED.) OIL AND GAS LEASE BROKER						17. KIND OF BUSINESS / INDUSTRY OIL AND GAS INVESTMENTS			
18a. INFORMANT'S NAME KIERAN FORD HILU		18b. RELATIONSHIP TO DECEDENT DAUGHTER		18c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 1275 FALCON RIDGE, BLACKSBURG, VIRGINIA 24060					
19. METHOD OF DISPOSITION: <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from state <input type="checkbox"/> Other (specify)				20. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) ENID CEMETERY		21. LOCATION - City, Town and State ENID, OKLAHOMA			
22. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY SMITH AND KERNKE FUNERAL DIRECTORS (MAY AVE) - OKLAHOMA CITY, 14624 N. MAY AVE., OKLAHOMA CITY, OKLAHOMA 73134						23. FUNERAL HOME DIRECTOR OR FAMILY MEMBER ACTING AS SUCH JOSEPH C. KERNKE, JR			
						24. FH ESTABLISHMENT LICENSE # 1520ES			

25. PLACE OF DEATH (Check only one: see instructions)									
IF DEATH OCCURRED IN A HOSPITAL: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room/Outpatient <input type="checkbox"/> Dead on Arrival					IF DEATH OCCURRED OTHER THAN IN A HOSPITAL: <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing home/Long term care facility <input type="checkbox"/> Decedent's home <input type="checkbox"/> Other (specify):				
26. FACILITY NAME (If not institution, give street & number) OU MEDICAL CENTER HOSPITAL					27. CITY OR TOWN, STATE AND ZIP CODE OF LOCATION OF DEATH OKLAHOMA CITY, OKLAHOMA, 73104			28. COUNTY OF DEATH OKLAHOMA	
29. DATE OF DEATH (Mo/Day/Yr) JANUARY 5, 2014		30. TIME OF DEATH 00:55		31. WAS MEDICAL EXAMINER CONTACTED? YES		32. WAS AN AUTOPSY PERFORMED? NO		33. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?	
34. PART I. Enter the chain of events - diseases, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.									
IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. COMPLICATIONS OF BLUNT FORCE TRAUMA TO THE HEAD Due to (or as a consequence of):									
Sequentially list conditions, if any, leading to the cause listed on line a. b. FALL Due to (or as a consequence of):									
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST. c. Due to (or as a consequence of):									
1400065 d. Due to (or as a consequence of):									
36. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Homicide <input checked="" type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined					37. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year			38. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Probably <input checked="" type="checkbox"/> Unknown	
39. DATE OF INJURY (Mo/Day/Yr) 01/02/2014		40. TIME OF INJURY UNKNOWN		41. PLACE OF INJURY (e.g., Decedent's home; construction site; wooded area) RESIDENCE		42. DESCRIBE HOW INJURY OCCURRED: FALL		43. INJURY AT WORK? NO	
44. LOCATION OF INJURY: State: OKLAHOMA City or Town: NICHOLS HILLS Zip Code: 73120					45. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (specify)				
46. CERTIFIER (Check only one) ATTENDING PHYSICIAN: <input type="checkbox"/> Physician in charge of the patient's care <input type="checkbox"/> Physician in attendance at time of death only To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner as stated. <input checked="" type="checkbox"/> MEDICAL EXAMINER On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated. Certifier: MARC HARRISON, MD					47. NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Item 34) MARC HARRISON, MD 901 NORTH STONEWALL OKLAHOMA CITY, OKLAHOMA 73117				
48. LICENSE NUMBER 24485OK					49. DATE DEATH CERTIFIED (Mo/Day/Yr) JANUARY 7, 2014				
50. REGISTRAR'S SIGNATURE <i>Julie M Baker</i>						52. DATE RECEIVED BY STATE REGISTRAR (Mo/Day/Yr) JANUARY 10, 2014			

REVISION 2013

VS 154 (08/13)

2015 8/27/15 03:15PM 172-178 9786

Bk:2256 Pg:177

KATHY R. HUGHES-GARFIELD COUNTY CLERK
State of Oklahoma

Friday, January 10, 2014 3:17:25 PM

PRELIMINARY TITLE

2015 8/27/15 03:15PM 172-178 9786

Bk:2256 Pg:178

KATHY R. HUGHES-GARFIELD COUNTY CLERK
State of Oklahoma *



C 0 1 3 7 9 0 2 1

This is a true and correct copy of the official record on file in the Office of Vital Statistics, Oklahoma-City, Oklahoma, certified on the date stamped.

Kelly M. Baker

Kelly M. Baker
State Registrar
Office of Vital Statistics
Department of Health



It is in violation of Oklahoma Statutes, Title 63 Section 1-324.1, to "prepare or issue any certificate which purports to be original, certified copy or copy of a certificate of birth, death or stillbirth, except as authorized in this act or rules and regulations adopted under this act."

CERTIFIED COPIES WILL BE PRODUCED ON MULTI-COLOR SECURITY PAPER.

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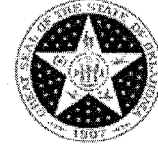
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TEXT, EMBOSSED SEAL AND THERMOCHROMIC INK.

PRELIMINARY TITLE

Tax Roll Inquiry

Page 1 of 1

Tax Roll Inquiry



20180232758

Garfield County Treasurer

Kevin Postier, Treasurer

114 W. Broadway, Room 104 Enid, OK 73701
Phone: 580-237-0246
Fax: 580-548-2460
Email: kpostier@gctreasurer.org

Owner Name and Address

FORD, WILLIAM DOUGLAS TRUSTS
%BANK OF OK ATTN: RPS
PO BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year 2018
Property ID 0000-28-23N-03W-3-100-00
Location GARFIELD
School District R47 RURAL 47 **Mills: 97.9**
Type of Tax Real Estate
Taxroll_Item# 232758

Legal Description and Other Information:

SW/4 28-23-3 Acres-160 sd-R47 ET AL- CARL S FORD GRANDDAUGHTERS TRUSTS D E & F (1/4 INT) . 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	4336	Base Tax	424.00
Improvements	0	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	4336	Payments	424.00
		Total Paid	424.00
		Total Due	0.00



20180232758

Tax payments updated through 11/07/19 business.

Date	Receipt	Paid with	Payment For	Amount	Paid By
12/06/2018	381	Check	Taxes	424.00	CC BOK FINANCIAL->Check# 4005

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PRELIMINARY TITLE

Garfield County Treasurer

PAY TAXES ONLINE - NO FEE

w/eCheck

1ST HALF OR FULL PAYMENT DUE

BEFORE JAN 1, 2019

STATE MAP OF COUNTIES



Kevin Postier, Treasurer

Location of Treasurer's Office:

114 W. Broadway, Room 104 Enid, OK 73701

Phone: 580-237-0246

Fax: 580-548-2460

Email: kpostier@gctreasurer.org

Office Hours : Monday - Friday
08:00 AM - 04:30 PM

Tax payments updated through 11/07/19 business.

Browse the Taxroll File

Year	Tax Id	Type	Owner Name	Base Tax	Total Due
2018	232758	Real Estate	FORD, WILLIAM DOUGLAS TRUSTS	424.00	0.00
2017	232758	Real Estate	FORD, WILLIAM DOUGLAS TRUSTS	442.00	0.00
2016	232758	Real Estate	FORD, WILLIAM DOUGLAS TRUSTS	402.00	0.00
2015	232758	Real Estate	FORD, WILLIAM DOUGLAS TRUSTS ET AL	462.00	0.00
2014	232758	Real Estate	FORD, WILLIAM DOUGLAS TRUSTS ET AL	435.00	0.00
2013	232758	Real Estate	FORD, WILLIAM DOUGLAS TRUSTS ET AL	413.00	0.00
2012	232758	Real Estate	FORD, WILLIAM DOUGLAS TRUSTS ET AL	422.00	0.00

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SOUTHWEST CORNER



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TRACT 2



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