

LARGE SOUTH-CENTRAL OKLAHOMA

LAND AUCTION

STEPHENS, GARVIN & GRADY COUNTIES

PRELIMINARY TITLE WORK

1,221[±]
ACRES

Tract 9

Land Portfolio Offered in 30 Tracts

⦕ MONDAY, JULY 10 • 6PM ⦕

Held at Jack A. Maurer Convention Center - 800 Chisholm Trail Pkwy, Duncan, OK 73533

- ⦕ Diverse Portfolio of Properties
- ⦕ Development Potential
- ⦕ Pasture, Tillable & Hunting Land!
- ⦕ Numerous Potential Homesites
- ⦕ Land on Waurika Lake
- ⦕ Established Hay Meadows
- ⦕ Extensive Paved Road Frontage

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: There will be open bidding on all individual tracts & combination of tracts within each "Group of Tracts" during the auction as determined by the Auctioneer. No combination bidding will be permitted between separate Group of Tracts, the bidding procedures will be more clearly defined in the form of purchase agreement available for review prior to the auction. Each "Group of Tracts" will be sold in the manner resulting in the highest total sale price.

MINIMUM BID: Each Group of Tracts is subject to a court ordered minimum bid of 2/3rds (66.67%) the appraised value.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ 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, & 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. Final bids are subject to court approval.

DEED: Title will be conveyed by Sheriff's Deed.

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, & similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 30 days after court approval.

POSSESSION: Possession shall be at closing.

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

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

ACREAGE & TRACTS: All acreages & dimensions are approximate & 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 & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 & CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

AUCTION MANAGER: Brent Wellings Branch Broker #158091
Email: brent@schraderauction.com

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PRELIMINARY TITLE - TRACTS 1-5

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221321 (Tract 1)

The E/2 SW/4 and E/2 W/2 SW/4 and SW/4 SW/4 of Section 14, Township
1 North, Range 7 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133920 & 133920-A last
certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

✓ *10.833 acre or 1/12 interest* – Melany Levenson, Lisa Craven and Shelley
Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of
a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an
Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781
at Page 267;

10.833 acre or 1/12 interest - Rosemary R. Fair, Trustee of the Rosemary R.
Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in
Book 2645 at Page 224;

10.833 acre or 1/12 interest - Dana G. Ralls as Trustee of the Ralls Trust
dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book
1747 at Page 554;

16.25 acre or 1/8 interest - Linda Anne Barnes for life of Mary Anne Barnes
then an undivided 1/16 interest upon the death of Mary Anne Barnes, by
virtue of a Final Decree filed in the Office of the Court Clerk of Stephens
County District Case NO. PB-2019-151 on November 7, 2019;

16.25 acre or 1/8 interest - David Barnes for life of Mary Ann then an
undivided 1/16 interest upon the death of Mary Anne Barnes, by virtue of a
Final Decree filed in the Office of the Court Clerk of Stephens County District
Case NO. PB-2019-151 on November 7, 2019;

1/8 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

PRELIMINARY TITLE - TRACTS 1-5

16.25 acre or 1/8 interest - Ronald Harshaw, by virtue of a Decree of Distribution filed August 4, 2017 in Book 5339 at Page 278;

5.417 acre or 1/24 interest - Joe Mack Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

5.417 acre or 1/24 interest – Larry Don Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

5.417 acre or 1/24 interest – Mary Louise Vanlandingham, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

3.555 acre or 64/2340 interest - Julia Smith Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.778 acre or 32/2340 interest - Robert F. Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.833 acre or 32/2340 interest - Virginia Watson, an undivided 1/9 of 5/1300 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/18 of 32/130 interest by a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.833 acre or 33/2340 interest – John Calvin (Johnny) Watson, an undivided 1/9 of 5/1300 by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/18 of 32/130 by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.833 acre or 33/2340 interest - Jimmy Watson, an undivided 1/9 of 5/1300 by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/18 of 32/130 by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

3.722 acre or 67/2350 interest - Mary Lois Smith, an undivided 1/9 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941 and an undivided 1/3 of 5/1300 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

1.778 acre or 32/2340 interest - J.B. Smith, Jr., an undivided 1/8 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.778 acre or 32/2340 interest - Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, an undivided 1/8 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.778 acre or 32/2340 interest- Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, an undivided 1/8 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.778 acre or 32/2340 interest - Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, an undivided 1/8 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

3.722 acre or 67/2340 interest - Cecelia D. Beck and J.W. Beck, Jr., as joint tenants, to an undivided 1/9 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941 and an undivided 1/3 of 5/1300

PRELIMINARY TITLE - TRACTS 1-5

interest by a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a

1.778 acre or 32/2340 interest – Jesse St. John Beck, an undivided 1/8 of 32/130 interest by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

1.778 acre or 32/2340 interest - Alice Shay Beck Zeck, an undivided 1/8 of 32/130 interest by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

1.778 acre or 32/2340 interest - Nathan Bristow Beck, an undivided 1/8 of 32/130 interest by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

1.778 acre or 32/2340 interest - Anna Cecelia Zeck, nee Beck, an undivided 1/8 of 32/130 interest by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

B) Mineral Ownership: The minerals have been omitted by request.

C) Mortgages: NONE

D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233,

E) Restrictive Covenants, Easements and Ordinances:

- 1.) Right of Way Agreement filed September 21, 1970 in Book 1059 at Page 466.
- 2.) Right of Way Agreement filed September 21, 1970 in Book 10595 at Page 467.
- 3.) Right of Way Agreement filed May 16, 1972 in Book 1116 at Page 218.
- 4.) Right of Way Agreement filed January 27, 1975 in Book 1188 at Page 359.
- 5.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 333.
- 6.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 336.
- 7.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 339.
- 8.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 342.
- 9.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 345.
- 10.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 348.
- 11.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 1..

PRELIMINARY TITLE - TRACTS 1-5

- 12.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 4.
- 13.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 7.
- 14.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 10.
- 15.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 13.
- 16.) Pipeline Right of Way Easement filed August 12, 2004 in Book 3019 at Page 139.
- 17.) Pipeline Right of Way Easement filed August 12, 2004 in Book 3019 at Page 142.
- 18.) Pipeline Right of Way Easement filed August 12, 2004 in Book 3019 at Page 145.
- 19.) Pipeline Right of Way Easement filed August 30, 2004 in Book 3027 at Page 72.
- 20.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 49.
- 21.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 52.
- 22.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 55.
- 23.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 58.
- 24.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 61.
- 25.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 64.
- 26.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 67.
- 27.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 70.
- 28.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 73.
- 29.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 76.
- 30.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 79.
- 31.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 82.
- 32.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 85.
- 33.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 88.
- 34.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 93

PRELIMINARY TITLE - TRACTS 1-5

35.) Statutory easement for roadway along Section line.

F) Does this property have a legal right of access?: yes

G) Advisory: NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: Mary Ann Barnes, Ronald Harshaw, Linda Anne Barnes, David Barnes, Dee Ann Walker, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Julia Smith Watson, Robert F. Watson, Robert F. Watson, Virginia Watson, John Calvin Watson, Jimmie Watson, Mary Lois Smith, J.B. Smith, Jr., Cecelia D. Beck and J.W. Beck, Jr., Nathan Bristow Beck, Anna Cecelia Zeck, nee Beck, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

REQUIREMENT No.6: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

REQUIREMENT No.7: Obtain and file of record a Release of a Federal Tax Lien against Lea Hallie Smith filed February 14, 2011 in Book 4106 at Page 229.

PRELIMINARY TITLE - TRACTS 1-5

REQUIREMENT No.8: Jack B. Smith and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.9: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.10: Obtain and file of record a Memorandum of Trust for the Claudia Lee Smith La Mothe Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.11: Obtain and file of record a Memorandum of Trust for the Charlene Cartwright Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.12: Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

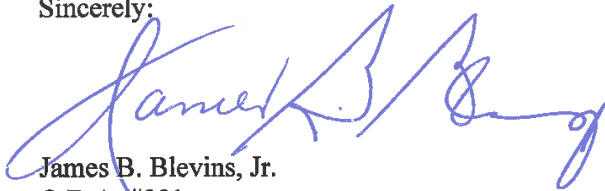
1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmens' or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon

PRELIMINARY TITLE - TRACTS 1-5

the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.

4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:

A handwritten signature in blue ink, appearing to read "James B. Blevins, Jr.", with a stylized flourish at the end.

James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACTS 6-8

PRELIMINARY TITLE - TRACTS 6-8

JAMES B. BLEVINS, JR

George W. Velotta II

Attorney at Law

P.O. Box 1565

Purcell, OK 73080

August 26, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221332 (Tract 12)

The N/2 SW/4, LESS the South 66 feet of the SW4 NW/4 SW/4 and N/2 SE/4 SW/4 and E/2 NE/2 SW/4 SW/4 in Section 8, Township 2 South Range 7 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133931 & 13931-A last certified to 08/10/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

2.888 acre or a 1/36 interest - Rothie Lane Cochran for life, rest to Taylor Jaye Cochran, Evan Lee Blankenship and Dalton Dean Blankenship equally, by virtue of a Final Decree filed November 17, 2011 in Book 4244 at Page 26;

2.888 acre or a 1/36 interest - Arthur Richard Brown 2013 Revocable Trust under Agreement dated the 17th day of May 2013, by virtue of a Quit Claim Deed filed July 18, 2013 in Book 4578 at Page 263 and a Memorandum filed August 26, 2013 in Book 4599 at Page 121;

1.4445 acre or a 1/72 interest - Virginia Rud, by virtue of a Final Decree filed June 20, 2013 in Book 4562 at Page 96 and a Quit Claim Deed filed November 6, 2006 in Book 3427 at Page 205;

4.3333 acre or a 1/24 interest - Arthur M. Brown, Jr., by virtue of a Final Decree filed February 28, 1984 in Book 1550 at Page 367;

2.888 acre or a 1/36 interest - Mary Roper Maupin, by virtue of a Final Decree filed December 4, 1984 in Book 1584 at Page 91;

2.888 acre or a 1/36 interest - John E. Roper, Jr., by virtue of a Final Decree filed December 4, 1984 in Book 1584 at Page 91;

2.888 acre or a 1/36 interest - Dale C. Delano and Ruth Delano, Trustees of the Dale C. and Ruth R. Delano 2000 Revocable Trust under Agreement dated the 10th day of April 2000, by virtue of a Quit Claim Deed filed June 30, 2000 in Book 2420 at Page 90 and a Memorandum of Trust filed June 30, 2000 in Book 2406 at Page 95;

PRELIMINARY TITLE - TRACTS 6-8

2.888 acre or a 1/36 interest - Sue Mosley, by virtue of a Final Decree filed March 27, 1968 in Book 994 at Page 84;

2.888 acre or a 1/36 interest - Terry L. Askins, Trustee of the Charlotte Ruth Heffernan Trust, by virtue of a Warranty Deed filed July 21, 1987 in Book 1686 at Page 247;

12.0370 acre or a 25/216 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

12.0370 acre or a 25/216 interest - Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

12.0370 acre or a 25/216 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

19.7917 acre or a 2850/14976 interest - Mary Lois Smith, 25/1872, by virtue of a Warranty Deed filed May 9, 1994 in Book 1919 at Page 247 and 375/14976 by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and 175/1152 by a Deed filed December 18, 1984 in Book 1585 at Page 941;

3.9931 acre or a 575/14976 interest - Cecelia D. Beck and J.W. Beck, Jr., 375/14976 by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and 25/1872 by a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.5626 acre or a 225/14976 interest - Virginia Watson, 125/14976, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and 25/3744 by a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.5626 acre or a 225/14976 interest - Johnny (John Calvin) Watson, 125/1497, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and 25/3744 by a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.5626 acre or a 225/14976 interest - Jimmy Watson, 125/14976, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and 25/3744 by a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.3889 acre or a 25/1872 interest - Julia Smith Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.6945 acre or a 25/3744 interest - Robert F. Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.6945 acre or a 25/3744 interest - J.B. Smith, Jr., by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.6945 acre or a 25/3744 interest - Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.6945 acre or a 25/3744 interest - Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.6945 acre or a 25/3744 interest - Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

PRELIMINARY TITLE - TRACTS 6-8

.6945 acre or a 25/3744 interest - Jesse St. John Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.6945 acre or a 25/3744 interest - Alice Shay Beck Zeck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.6945 acre or a 25/3744 interest - Nathan Bristow Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.6945 acre or a 25/3744 interest - Anna Cecelia Zeck, nee Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
2.8888 acre or a 1/36 interest – Pat F. Brown, by virtue of a Final Decree filed June 26, 1950 in Book 463 at Page 121;
2.8888 acre or a 1/36 interest – Clarabelle Wagnon, by virtue of a Final Decree filed June 26, 1950 in Book 463 at Page 121.

B) Mineral Ownership:

The minerals have been omitted by request.

C) Mortgages:

NONE

D) Taxes and Other Encumbrances:

2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

- 1) Statutory easement for roadway along Section line.
- 2) Easement Grant filed October 25, 1987 in Book 1695 at Page 157.
- 3) Right of Way filed November 3, 1927 in Book 188 at Page 315.
- 4) Decree Establishing Conservancy District filed June 17, 1963 in Book 858 at Page 220.
- 5) Right of Way Easement filed in Book 1111 at Page 67.
- 6) Telephone Easement in favor of Southwestern Bell and Telephone filed July 2, 1934 in Book 237 at Page 40.

F) Does this property have a legal right of access?: YES

G) Advisory:

NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: Virginia Rud, Arthur M. Brown, Jr., Mary Roper Maupin, John E. Roper, Jr., Virginia Sue Mosley, Mary Lois Smith, Cecelia D. Beck and J.W. Beck, Jr., Virginia Watson, Johnny (John Calvin) Watson, Jimmy Watson, Julia Smith Watson, Robert F. Watson, J.B. Smith, Jr., Alice Shay Beck Zeck, Nathan Bristow Beck, Anna Cecelia Zeck, nee Beck, Jesse St. John Beck, Pat F. Brown and

PRELIMINARY TITLE - TRACTS 6-8

Clarabelle Wagnon, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Rothie Lane Cochran and Taylor Jaye Cochran, Evan Lee Blankenship and Dalton Dean Blankenship all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: The Trustees of the Arthur Richard Brown 2013 Revocable Trust under Agreement dated the 17th day of May 2013, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Dale C. Delano and Ruth Delano, Trustees of the Dale C. and Ruth R. Delano 2000 Revocable Trust under Agreement dated the 10th day of April 2000, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Terry L. Askins, Trustee of the Charlotte Ruth Heffernan Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

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REQUIREMENT No.8: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.9: Jack B. Smith and Mary Lois Smith, Trustees of the Claudia Lee Smith La Mothe Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.10: Jack B. Smith and Mary Lois Smith, Trustees of the Lea Hallie Smith Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

PRELIMINARY TITLE - TRACTS 6-8

REQUIREMENT No.11: Jack B. Smith and Mary Lois Smith, Trustees of the Charlene Cartwright Smith Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.12: Obtain and file of record a Release of a Federal Tax Lien against Lea Hallie Smith filed February 14, 2011 in Book 4106 at Page 229.

REQUIREMENT No.13: As noted above John T. Holleman, Jr., is the record owner of an interest by the Final Decree rendered August 12, 1991. In the Estate of John T. Holleman, III it appears John T. Holleman, IV is claiming this interest. The Final Decree was filed in the Office of the County Clerk of Stephens County Oklahoma January 25, 1993 and recorded in Book 1873 at Page 66 (257 of abstract). Submit for examination a valid recorded instrument or the valid recorded probate decree that distributes all of the interest of John T. Holleman, Jr. to John T. Holleman, III and further requirements will be made as necessary.

REQUIREMENT No.14: The Final Decree in the Estate of Shirley Jean Cochran was rendered less than ten years ago. Her successors are Rothie Lane Cochran for life, rest to Taylor Jaye Cochran, Evan Lee Blankenship and Dalton Dean Blankenship equally, as shown above. Submit for examination a full transcript of the proceedings in the probate of the estate of Shirley Jean Cochran.

REQUIREMENT No.15: Mary Roper was the owner of an undivided 1/45. At Page 225 of the abstract is the Final Decree of John E. Roper, her husband. It recites that he was the sole devisee of this interest in his decree by virtue of her Final Decree rendered in Oklahoma County, Oklahoma District Court Case NO. P-721146. It has been assumed this is correct though a copy of her decree was not examined and it does not appear that it was filed in the Office of the County Clerk of Stephens County, Oklahoma. Submit for examination a certified copy of the Final Decree of Mary Roper that has been filed in the Office of the County Clerk of Stephens County, Oklahoma and if it varies further requirement will be made as necessary.

REQUIREMENT No.16: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.17: Jack B. Smith and Mary Lois Smith received an undivided interest by the Deed in Book 1585 at Page 941 as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

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REQUIREMENT No.18: Obtain and file of record a Memorandum of Trust for the Claudia Lee Smith La Mothe Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.19: Obtain and file of record a Memorandum of Trust for the Charlene Cartwright Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.20: Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.21: The Final Decree in the Estate of Fred A. Brown filed in the Office of the County Clerk of Stephens County, Oklahoma in Book 4562 at Page 96 was rendered less than 10 years ago. Submit for examination a full certified transcript of the proceeding in said probate.

REQUIREMENT No.22: Judy Kruse, nee, Holleman caused an Affidavit to be filed in the Office of the County Clerk of Stephens County in Book 2014 at Page 938 that sets out that her interest is held by Kruse Minerals Incorporated. No instrument conveying this interest was examined and the Affidavit does not contain sufficient language to effect a conveyance. Submit for examination either a valid recorded conveyance to the corporation or a valid recorded disclaimer of any interest in the subject lands by the corporation.

REQUIREMENT No.23: Notice of Pending Suit filed January 7, 2010 in Book 3956 at Page 281. Instrument(s) such as this/these could provide the source for establishing a chain of record title and thus cloud(s) the title to the Property. Obtain and file of record valid instrument, pursuant to Title 16 O.S. Section 76, that extinguishes all claims created by this/these document(s).

REQUIREMENT No.24: Alice Thomas Choctaw Full Blood Roll #8517 received all of the SW¼ of Section 8, Township 2 South, Range 7 West as part of her Surplus Allotment by the Allotment Patent filed in the Office of the County Clerk of Stephens County Oklahoma February 8, 1932 in Book 178 at Page 628. Deeds from her heirs were filed in Book 225 at Page 408; Book 228 at Page 276 and Book 225 at Page 412. Suit to Quiet Title was filed May 7, 1971 in the District Court of Stephens County, Oklahoma Case NO. C-71-86 only as to a ¼ of the interest.

REQUIREMENT No.25: Constance Ralls was the owner of an undivided 175/1152 interest in the subject lands, or 15.79 net acres. However, she conveyed to Mary Lois Smith an undivided 15.79 acre interest in a 124.92 acre tract. That misdescription left her with approximately an undivided 1.64 acre interest. In all actuality this deed is also

PRELIMINARY TITLE - TRACTS 6-8

incorrect in that it says less ten acres in the SW NW SE, when it should deduct the South one acre, correctly described as the South sixty-six feet. That actually shows the unconveyed interest amount. For the sake of brevity the actual amount is not really the problem, the fact that the shortage occurred is. The shortage would be calculated in the deed from Constance Ralls as follows:

- a.) The grant is of $15.79/124.92$ or $.1264$ of 104 acres = 13.1456
- b.) The amount owned is $15.79/104$ or $.1518$ of 104 acres = 15.7872

For that reason, Constance Ralls or her heirs, successors and assigns should be Defendants in Stephens County District Court Case NO. CV-2019-110G. Since it appears that Constance Ralls intended to convey all of her interest to Mary Lois Smith by the Warranty Deed filed in Book 1919 at page 247, she has been shown to be the owner of this interest. Submit for examination all of the valid recorded instruments that establish Mary Lois Smith to have succeeded to all of the interest of Constance Ralls in the subject lands, or if Constance Ralls, or her heirs, successors and assigns maintain their claim, then return this Title Opinion and it will be modified to demonstrate that ownership with further requirements as necessary.

REQUIREMENT No.26: The Surface Quit Claim Deed filed in the Office of the County Clerk of Stephens County on February 20, 2008 in Book 3659 at Page 152 misdescribed the subject lands. The problem arises from the part of the description that reads less 10 acres in the SW NW SW. That reduces the grant by 10 full acres, not the one acre described as the South 66 feet of that legal description. Submit for examination a valid recorded conveyance that conveys all of the interest of the four trusts in question to the beneficiaries.

REQUIREMENT No.27: Marilyn Sue Pike and Pat F. Brown Jr., Co-Trustees of the Pat F. and Bertha Brown Family Trust dated October 31, 1991 are claiming some interest in the subject lands by the Order of Distribution in the Estate of Pat F. Brown, Stephens County Oklahoma District Court Case No. PB-2022-01. Submit for examination the valid recorded instrument that establishes their claim or extinguishes it.

REQUIREMENT No.28: Clarabell Wagon passed from this life February 5, 1920, testate, leaving as her sole devisee BancFirst, Duncan, Oklahoma, Trustee of the Clarabell B. Wagon Trust dated August 17, 1984. Her estate was admitted into probate March 4, 2021 in Garvin County District Court Case NO. PB-2021-4 and that Order was filed in the Office of the County Clerk of Stephens County Oklahoma on March 9, 2021 and recorded in Book 5937 at Page 79. Submit for examination a valid recorded Order distributing her estate to the Devisee and further requirements will be made as necessary.

Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmaturred special

PRELIMINARY TITLE - TRACTS 6-8

assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

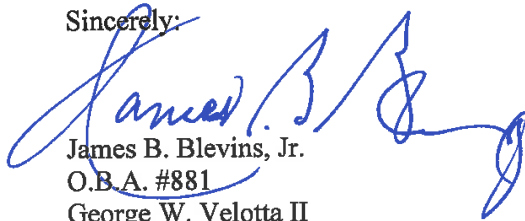
1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.

2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.

3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.

4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:

A handwritten signature in blue ink, appearing to read "James B. Blevins, Jr.", with a stylized flourish at the end.

James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 9

PRELIMINARY TITLE - TRACT 9

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 25, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221333 (Tract 13)

The SE/4 and the SE/4 SW/4 NE/4 LESS the Railroad Right of Way in Section 8,
Township 2 South Range 7 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133931 & 139748 last
certified to 08/10/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

10.892 acre or a 1/15 interest - John T. Holleman, Jr, by virtue of a Final
Decree filed April 9, 1962 in Book 816 at Page 144;

21.784 acre or a 2/15 interest - Judy H. Kruse, formerly Russell, nee
Holleman, by virtue of a Final Decree filed April 9, 1962 in Book 816 at Page
144 and Final Decree of Distribution filed April 27, 1970 in Book 799 at Page
469;

3.631 acre or a 1/45 interest - Clarabelle Wagnon, by virtue of a Final Decree
filed June 26, 1950 in Book 463 at Page 121;

3.631 acre or a 1/45 interest - Pat F. Brown, by virtue of a Final Decree filed
June 26, 1950 in Book 463 at Page 121;

3.631 acre or a 1/45 interest - Rothie Lane Cochran for life, rest to Taylor
Jaye Cochran, Evan Lee Blankenship and Dalton Dean Blankenship equally,
by virtue of a Final Decree filed November 17, 2011 in Book 4244 at Page 26;

3.631 acre or a 1/45 interest - Arthur Richard Brown 2013 Revocable Trust
under Agreement dated the 17th day of May 2013, by virtue of a Quit Claim
Deed filed July 18, 2013 in Book 4578 at Page 263 and a Memorandum filed
August 26, 2013 in Book 4599 at Page 121;

1.816 acre or a 1/90 interest - Virginia Rud, by virtue of a Final Decree filed
June 20, 2013 in Book 4562 at Page 96 and a Quit Claim Deed filed
November 6, 2006 in Book 3427 at Page 205;

PRELIMINARY TITLE - TRACT 9

5.446 acre or a 1/30 interest - Arthur M. Brown, Jr., by virtue of a Final Decree filed February 28, 1984 in Book 1550 at Page 367;

3.631 acre or a 1/45 interest - Mary Roper Maupin, by virtue of a Final Decree filed December 4, 1984 in Book 1584 at Page 91;

3.631 acre or a 1/45 interest - John E. Roper, Jr., by virtue of a Final Decree filed December 4, 1984 in Book 1584 at Page 91;

3.631 acre or a 1/45 interest - Dale C. Delano and Ruth Delano, Trustees of the Dale C. and Ruth R. Delano 2000 Revocable Trust under Agreement dated the 10th day of April 2000, by virtue of a Quit Claim Deed filed June 30, 2000 in Book 2420 at Page 90 and a Memorandum of Trust filed June 30, 2000 in Book 2406 at Page 95;

3.631 acre or a 1/45 interest - Virginia Sue Mosley, by virtue of a Final Decree filed March 27, 1968 in Book 994 at Page 84;

3.631 acre or a 1/45 interest - Terry L. Askins, trustee of the Charlotte Ruth Heffernan Trust, by virtue of a Warranty Deed filed July 21, 1987 in Book 1686 at Page 247;

15.128 acre or a 5/54 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

15.128 acre or a 5/54 interest - Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

15.128 acre or a 5/54 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

24.734 acre or a 218/1440 interest - Mary Lois Smith, an undivided 7/90 interest by virtue of a Warranty Deed filed May 9, 1994 in Book 1919 at Page 247 and an undivided 3/160 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/90 interest Deed filed December 18, 1984 in Book 1585 at Page 941;

4.879 acre or a 43/1440 interest - Cecelia D. Beck and J.W. Beck, Jr., as joint tenants, an undivided 3/160 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/90 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.929 acre or a 17/1440 interest - Virginia Watson, an undivided 1/160 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/180 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.929 acre or a 17/1440 interest - Johnny Watson, an undivided 1/160 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/180 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.929 acre or a 17/1440 interest - Jimmy Watson, an undivided 1/160 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159

PRELIMINARY TITLE - TRACT 9

and an undivided 1/180 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
1.816 acre or a 1/90 interest - Julia Smith Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.907 acre or a 1/180 interest - Robert F. Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.907 acre or a 1/180 interest - J.B. Smith, Jr., by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.907 acre or a 1/180 interest - Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.907 acre or a 1/180 interest - Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.907 acre or a 1/180 interest - Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.907 acre or a 1/180 interest - Jesse St. John Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.907 acre or a 1/180 interest - Alice Shay Beck Zeck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.907 acre or a 1/180 interest - Nathan Bristow Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.907 acre or a 1/180 interest - Anna Cecelia Zeck, nee Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

B) Mineral Ownership:

The minerals have been omitted by request.

C) Mortgages:

NONE

D) Taxes and Other Encumbrances:

2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

- 1) Statutory easement for roadway along Section line.
- 2) Easement Grant filed October 25, 1987 in Book 1695 at Page 157.
- 3) Right of Way filed November 3, 1927 in Book 188 at Page 316.
- 4) Decree Establishing Conservancy District filed June 17, 1963 in Book 858 at Page 220.
- 5) Right of Way Easement filed in Book 1111 at Page 67.

F) Does this property have a legal right of access?: YES

PRELIMINARY TITLE - TRACT 9

G) Advisory:
NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: John T. Holleman, Jr, Judy H. Kruse, Clarabelle Wagon, Pat F. Brown, Virginia Rud, Arthur M. Brown, Jr., Mary Roper Maupin, John E. Roper, Jr., Virginia Sue Mosley, Mary Lois Smith, Cecelia D. Beck and J.W. Beck, Jr., Virginia Watson, Johnny Watson, Jimmy Watson, Julia Smith Watson, Robert F. Watson, J.B. Smith, Jr., Alice Shay Beck Zeck, Nathan Bristow Beck, Anna Cecelia Zeck, nee Beck and Jesse St. John Beck, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Rothie Lane Cochran and Taylor Jaye Cochran, Evan Lee Blankenship and Dalton Dean Blankenship all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: The Trustees of the Arthur Richard Brown 2013 Revocable Trust under Agreement dated the 17th day of May 2013, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

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PRELIMINARY TITLE - TRACT 9

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PRELIMINARY TITLE - TRACT 9

recites that he was the sole devisee of this interest in his decree by virtue of her Final Decree rendered in Oklahoma County Oklahoma, District Court Case NO. P-721146. It has been assumed this is correct though a copy of her decree was not examined and it does not appear that it was filed in the Office of the County Clerk of Stephens County, Oklahoma. Submit for examination a certified copy of the Final Decree of Mary Roper that has been filed in the Office of the County Clerk of Stephens County, Oklahoma and if it varies further requirement will be made as necessary.

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REQUIREMENT No.20: Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.21: The subject lands were allotted to Susan Johnson a Full Blood Choctaw Roll NO. 8484 as part of her homestead. Deeds from persons purporting to be her heirs at law appear at Pages 5 and 9 of the abstract with an Order approving those conveyances at Pages 6 and 7 of the abstract. No instrument or Order from any Court determining her heirship was examined. At

PRELIMINARY TITLE - TRACT 9

Page 109 of the abstract starts a suit to quiet title to an undivided 1/5 interest in the subject lands, and while it does determine the heirship of the Allottee, it does so only in a manner that covers the 1/5 interest. The successors to this 1/5 interest also own interests that are derived from the other 4/5ths that are not cleared so that all of the ownership above have the same problem to some extent. Submit for examination the valid Order from a Court of competent jurisdiction with notice to the appropriate officer of the United States of America, that establishes the heirship of the Allottee and quiets the title to the other 4/5ths interest held by the owners shown above.

REQUIREMENT No.22: The Final Decree of Fred A. Brown filed in the Office of the County Clerk of Stephens County Oklahoma recites that both June Brown and Fred Allen Brown Jr. conveyed all of their right title and interest to Arthur Richard Brown and Virginia Rud by Quit Claim Deeds. This has been demonstrated even though only the Quit Claim Deed from June Brown filed Oklahoma County Clerk of Stephens County Oklahoma with the Final Decree was included in the materials examined. Submit for examination a valid recorded copy of the Quit Claim Deed from Fred Allen Brown that has been filed in the Office of the County Clerk of Stephens County, Oklahoma or this Title Opinion will have to be supplemented to reflect that Fred Jr. is entitled to ½ of the interest of Virginia Rud and ½ of the interest held by Arthur Brown, Trustee as shown above.

REQUIREMENT No.23: Judy Kruse, nee Holleman, caused an Affidavit to be filed in the Office of the County Clerk of Stephens County in Book 2014 at Page 938 that sets out that her interest is held by Kruse Minerals Incorporated. No instrument conveying this interest was examined and the Affidavit does not contain sufficient language to effect a conveyance. Submit for examination either a valid recorded conveyance to the corporation or a valid recorded disclaimer of any interest in the subject lands by the corporation.

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PRELIMINARY TITLE - TRACT 9

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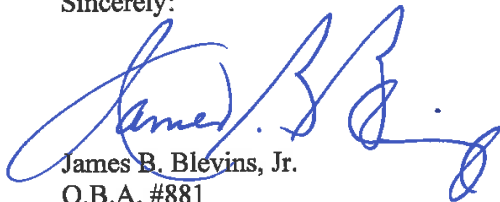
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This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
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3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.

O.B.A. #881

George W. Velotta II

O.B.A. #9223

PRELIMINARY TITLE TRACTS 10-12

PRELIMINARY TITLE - TRACTS 10-12

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221324 (Tract 4)

The W/2 NE/4 NE/4 and W/2 NE/4 and SE/4 NE/4 of Section 15, Township 2 South, Range 7 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133923 & 133923-A last certified to 12/17/19 at 07:59 PM by Stephens County Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

8.75 acre or 1/16 interest - Linda Anne Barnes for life of Mary Anne Barnes then an undivided 1/32 interest upon the death of Mary Anne Barnes, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019;

8.75 acre or 1/16 interest - David Barnes for life of Mary Ann Barnes then an undivided 1/32 interest upon the death of Mary Anne Barnes, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019;

1/16 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

8.75 acre or 1/16 interest - Ronald Harshaw, by virtue of a Decree of Distribution filed August 4, 2017 in Book 5339 at Page 278;

2.92 acre or 1/48 interest - Joe Mack Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

2.92 acre or 1/48 interest - Larry Don Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

2.92 acre or 1/48 interest – Mary Louise Vanlandingham, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

5.83 acre or 1/24 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

PRELIMINARY TITLE - TRACTS 10-12

5.83 acre or 1/24 interest – Johnny Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
5.83 acre or 1/24 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
17.5 acre or 1/8 interest - Mary Lois Smith, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
17.5 acre or 1/8 interest - Cecelia D. Beck and J.W. Beck, Jr., by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
17.5 acre or 1/8 interest – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;
17.5 acre or 1/8 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;
17.5 acre or 1/8 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

- B) Mineral Ownership:
The minerals have been omitted by request.
- C) Mortgages:
NONE
- D) Taxes and Other Encumbrances:
2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.
- E) Restrictive Covenants, Easements and Ordinances:
1) Statutory easement for roadway along Section line.
- F) Does this property have a legal right of access?: **YES**
- G) Advisory:
NONE
- H) Is the title marketable: Yes- upon fulfillment of the below requirements.
- I) Requirements:
REQUIREMENT No.1: Ronald Harshaw, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Mary Lois Smith, Cecelia D. Beck, J.W. Beck, Jr., Virginia Watson, Julia Smith Watson, Johnny Watson, Jimmy Watson, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

PRELIMINARY TITLE - TRACTS 10-12

REQUIREMENT No.2: Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

REQUIREMENT No.6: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

REQUIREMENT No.7: Obtain and file of record a Memorandum of Trust, for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.8: Jack B. Smith and Mary Lois Smith received an undivided interest by the Deed in Book 1585 at Page 941 as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.9: Obtain and file of record a Memorandum of Trust, for the Claudia Lee Smith La Mothe Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.10: Obtain and file of record a Memorandum of Trust, for the Charlene Cartwright Smith Trust,, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.11: Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

PRELIMINARY TITLE - TRACTS 10-12

REQUIREMENT No.12: The subject lands are subject to Leases, Rights of Way and other encumbrances by various agencies of the Government of the United States of America. Those rights were established at the following pages of Abstract 133923: Pages 45, 68, 106, 110, 128, 198, 208, 233, 259 & 352.

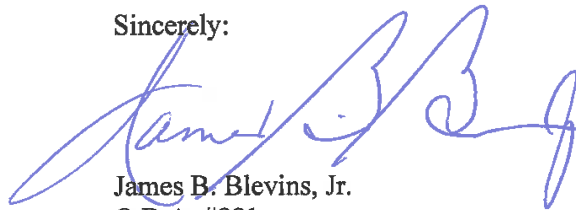
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 13

PRELIMINARY TITLE - TRACT 13

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221327 (Tract 7)

The SW/4 SW/4 NW/4 of Section 14, Township 2 South Range 7 West, I.M.,
Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133926 & 13926-A last
certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

1.25 acre or a 1/8 interest – Melany Levenson, Lisa Craven and Shelley
Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of
a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an
Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781
at Page 267;

1.25 acre or a 1/8 interest - Rosemary R. Fair, Trustee of the Rosemary R.
Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in
Book 2645 at Page 224;

1.25 acre or a 1/8 interest - Dana G. Ralls as Trustee of the Ralls Trust dated
May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at
Page 554;

1.25 acre or a 1/8 interest - Linda Anne Barnes for life of Mary Anne Barnes
Barnes then an undivided 1/16 interest upon the death of Mary Anne Barnes,
by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens
County District Case NO. PB-2019-151 on November 7, 2019;

1.25 acre or 1/8 interest - David Barnes for life of Mary Ann Barnes then an
undivided 1/16 interest upon the death of Mary Anne Barnes, by virtue of a
Final Decree filed in the Office of the Court Clerk of Stephens County District
Case NO. PB-2019-151 on November 7, 2019;

1/8 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

PRELIMINARY TITLE - TRACT 13

.625 acre or a 1/16 interest - Ronald Harshaw, by virtue of a Decree of Distribution filed August 4, 2017 in Book 5339 at Page 278;

.208 acre or a 1/48 interest - Joe Mack Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

.208 acre or a 1/48 interest – Larry Don Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

.208 acre or a 1/48 interest – Mary Louise Vanlandingham, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

.416 acre or a 1/24 interest Julia Smith Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.104 acre or a 1/96 interest - Robert F. Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.104 acre or a 1/96 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.104 acre or a 1/96 interest – Johnny (John Calvin) Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.104 acre or a 1/96 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.416 acre or a 1/24 interest - Mary Lois Smith, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.104 acre or a 1/96 interest - J.B. Smith, Jr., by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.104 acre or a 1/96 interest - Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.104 acre or a 1/96 interest- Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.104 acre or a 1/96 interest - Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

.416 acre or a 1/24 interest - Cecelia D. Beck and J.W. Beck, Jr., as joint tenants, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.104 acre or a 1/96 interest – Jesse St. John Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

.104 acre or a 1/96 interest - Alice Shay Beck Zeck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

.104 or a 1/96 interest - Nathan Bristow Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

.104 or a 1/96 interest - Anna Cecelia Zeck, nee Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

PRELIMINARY TITLE - TRACT 13

- B) Mineral Ownership: The minerals have been omitted by request.
- C) Mortgages: NONE
- D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.
- E) Restrictive Covenants, Easements and Ordinances:
NONE
- F) Does this property have a legal right of access?: **NO**
- G) Advisory: NONE
- H) Is the title marketable: Yes- upon fulfillment of the below requirements.
- I) Requirements:
REQUIREMENT No.1: Mary Ann Barnes, Ronald Harshaw, Linda Anne Barnes, David Barnes, Dee Ann Walker, Joe Mack Howard, Larry Dean Howard, Mary Louise Vanlandingham, Julia Smith Watson, Robert F. Watson, Robert F. Watson, Virginia Watson, Johnnie Watson, Jimmie Watson, Mary Lois Smith, J.B. Smith, Jr., Cecelia D. Beck and J.W. Beck, Jr., Nathan Bristow Beck, Anna Cecelia Zeck, nee Beck, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

PRELIMINARY TITLE - TRACT 13

REQUIREMENT No.6: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

REQUIREMENT No.7: Obtain and file of record a Release of a Federal Tax Lien against Lea Hallie Smith filed February 14, 2011 in Book 4106 at Page 229.

REQUIREMENT No.8: Jack B. Smith and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.9: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.11: Obtain and file of record a Memorandum of Trust for the Claudia Lee Smith La Mothe Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.12: Obtain and file of record a Memorandum of Trust for the Charlene Cartwright Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.13: Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.14: Submit for examination the valid recorded instrument that establishes legal access to the subject lands.

Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record,

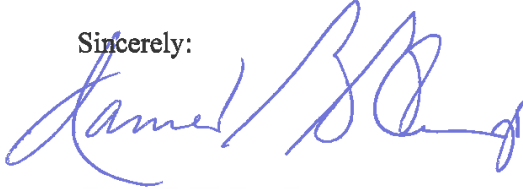
PRELIMINARY TITLE - TRACT 13

unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:

A handwritten signature in blue ink, appearing to read "James B. Blevins, Jr.", with a stylized flourish at the end.

James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACTS 14-16

PRELIMINARY TITLE - TRACTS 14-16

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221322 (Tract 2)

The S/2 NE/4 NE/4 and SE/4 NW/4 NE/4 and SE/4 NE/4 and NE/4 SW/4 NE/4 ad N/2 NE/4 SE/4 of Section 29, Township 2 South, Range 7 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133921 & 133291-A last certified to 07/26/22 at 07:59 PM by Stephens County Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

6.25 acre or 1/16 interest - Linda Anne Barnes for life of Mary Anne Barnes, then an undivided 1/32 interest upon the death of Mary Anne Barnes, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019;

6.25 acre or 1/16 interest - David Barnes for life of Mary Ann Barnes then an undivided 1/32 interest upon the death of Mary Anne Barnes, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019;

1/16 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

6.25 acre or 1/16 interest - Ronald Harshaw, by virtue of a Decree of Distribution filed August 4, 2017 in Book 5339 at Page 278;

2.083 acre or 1/48 interest - Joe Mack Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

2.083 acre or 1/48 interest - Larry Don Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

2.083 acre or 1/48 interest – Mary Louise Vanlandingham, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

2.084 acre or 1/48 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

PRELIMINARY TITLE - TRACTS 14-16

2.084 acre or 1/48 interest – Johnny Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.084 acre or 1/48 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

4.167 acre or 1/24 interest - Mary Lois Smith, by virtue of a Warranty Deed filed May 9, 1994 in Book 1919 at Page 247 and by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

4.167 acre or 1/24 interest - Cecelia D. Beck and J.W. Beck, Jr., as joint tenants, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

12.5 acre or 1/8 interest – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

12.5 acre or 1/8 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

12.5 acre or 1/8 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

4.167 acre or a 1/24 interest - Julia Smith Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.083 acre or 1/48 interest - Robert F. Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.083 acre or 1/48 interest - J.B. Smith, Jr., by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.083 acre or 1/48 interest - Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.083 acre or 1/48 interest - Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.083 acre or 1/48 interest - Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.083 acre or 1/48 interest – Jesse St. John Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

2.083 acre or 1/48 interest - Alice Shay Beck Zeck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

2.083 acre or 1/48 interest - Nathan Bristow Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

2.083 acre or 1/48 interest - Anna Cecelia Zeck nee Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

PRELIMINARY TITLE - TRACTS 14-16

- B) Mineral Ownership:
The minerals have been omitted by request.
- C) Mortgages:
NONE
- D) Taxes and Other Encumbrances:
2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.
- E) Restrictive Covenants, Easements and Ordinances:
- 1) Statutory easement for roadway along Section line.
 - 2) Electric easement as shown on a Judgment on Declaration of Taking filed August 5, 1948 in Book 417 at Page 494.
 - 3) Decree Establishing Conservancy District filed June 17, 1963 in Book 858 at Page 220.
- F) Does this property have a legal right of access?: YES
- G) Advisory:
NONE
- H) Is the title marketable: Yes- upon fulfillment of the below requirements.
- I) Requirements:
- REQUIREMENT No.1:** Ronald Harshaw, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Mary Lois Smith, Cecelia D. Beck, J.W. Beck, Jr., Virginia Watson, Julia Smith Watson, Johnny Watson, Jimmy Watson, Robert F. Watson, J.B. Smith, Jr., Alice Shay Beck Zeck, Nathan Bristow Beck, Anna Cecelia Zeck nee Beck and Jesse St. John Beck, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
- REQUIREMENT No.2:** Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
- REQUIREMENT No.3:** Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
- REQUIREMENT No.4:** Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

PRELIMINARY TITLE - TRACTS 14-16

REQUIREMENT No.5: Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.6: Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.7: Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.8: Obtain and file of record a Release of a Federal Tax Lien against Lea Hallie Smith filed February 14, 2011 in Book 4106 at Page 229.

REQUIREMENT No.9: Obtain and file of record a Memorandum of Trust, for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.10: Jack B. Smith and Mary Lois Smith received an undivided interest by the Deed in Book 1585 at Page 941 as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.11: Obtain and file of record a Memorandum of Trust, for the Claudia Lee Smith La Mothe Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.12: Obtain and file of record a Memorandum of Trust, for the Charlene Cartwright Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.13: Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.14: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

PRELIMINARY TITLE - TRACTS 14-16

REQUIREMENT No.15: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

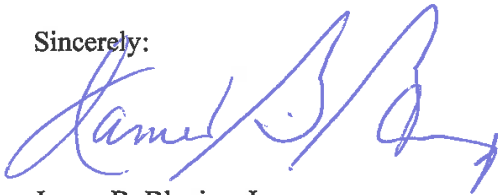
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:

A handwritten signature in blue ink, appearing to read "James B. Blevins, Jr.", with a stylized flourish at the end.

James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 17

PRELIMINARY TITLE - TRACT 17

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221326 (Tract 6)

The W/2 NE/4 NE/4 and NW/4 NE/4 and NE/4 NW/4 of Section 32, Township 2 South Range 7 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133925 & 133925-A last certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

12.5 acre or 1/8 interest – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

12.5 acre or 1/8 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

12.5 acre or 1/8 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

6.25 acre or 1/16 interest - Linda Anne Barnes for life of Mary Anne Barnes then an undivided 1/32 interest upon the death of Mary Anne Barnes, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019;

6.25 acre or 1/16 interest - David Barnes for life of Mary Ann Barnes then an undivided 1/32 interest upon the death of Mary Anne Barnes, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019;

1/16 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

6.25 acre or 1/16 interest - Ronald Harshaw, by virtue of a Decree of Distribution filed August 4, 2017 in Book 5339 at Page 278;

PRELIMINARY TITLE - TRACT 17

2.08 acre or 1/48 interest - Joe Mack Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

2.08 acre or 1/48 interest – Larry Don Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

2.08 acre or 1/48 interest – Mary Louise Vanlandingham, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

4.17 acre or 1/24 interest Julia Smith Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest - Robert F. Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest – John Calvin Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

4.17 acre or 1/24 interest - Mary Lois Smith, by virtue of a Warranty Deed filed May 9, 1994 in Book 1919 at Page 247 and by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest - J.B. Smith, Jr., by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest - Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest- Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest - Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

4.17 acre or 1/24 interest - Cecelia D. Beck and J.W. Beck, Jr., as joint tenants, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.08 acre or 1/48 interest – Jesse St. John Beck, by virtue of a Deed filed February 20, 2000 in Book 3659 at Page 152;

2.08 acre or 1/48 interest - Alice Shay Beck Zeck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

2.08 acre or 1/48 interest - Nathan Bristow Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

2.08 acre or 1/48 interest - Anna Cecelia Zeck, nee Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

PRELIMINARY TITLE - TRACT 17

- B) Mineral Ownership: The minerals have been omitted by request.
- C) Mortgages: NONE
- D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.
- E) Restrictive Covenants, Easements and Ordinances:
- 1.) Transmission Line Easement filed December 19, 1951 in Book 505 at Page 509.
 - 2.) Decree Establishing Conservancy District file June 17, 1963 in Book 858 at Page 220.
 - 3.) Perpetual Easement for Transmission Line Purposes filed August 19, 1968 in Book 1003 at Page 355.
 - 4.) Statutory easement for roadway along Section line.
- F) Does this property have a legal right of access?: YES
- G) Advisory: NONE
- H) Is the title marketable: Yes- upon fulfillment of the below requirements.
- I) Requirements:
- REQUIREMENT No.1:** Mary Ann Barnes, Ronald Harshaw, Linda Anne Barnes, David Barnes, Dee Ann Walker, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Julia Smith Watson, Robert F. Watson, Robert F. Watson, Virginia Watson, John Calvin Watson, Jimmie Watson, Mary Lois Smith, J.B. Smith, Jr., Cecelia D. Beck and J.W. Beck, Jr., Nathan Bristow Beck, Anna Cecelia Zeck, nee Beck, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
- REQUIREMENT No.2:** Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
- REQUIREMENT No.3:** Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
- REQUIREMENT No.4:** Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

PRELIMINARY TITLE - TRACT 17

REQUIREMENT No.5: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

REQUIREMENT No.6: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

REQUIREMENT No.7: Obtain and file of record a Release of a Federal Tax Lien against Lea Hallie Smith filed February 14, 2011 in Book 4106 at Page 229.

REQUIREMENT No.8: Jack B. Smith and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.9: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.10: Obtain and file of record a Memorandum of Trust for the Claudia Lee Smith La Mothe Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.11: Obtain and file of record a Memorandum of Trust for the Charlene Cartwright Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.12: Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.13: The subject lands were allotted to Leolena Johnson a Full Blood Choctaw Roll #13363 as part of her Homestead by the Homestead Patent filed in the Office of the County Clerk of Stephens County Oklahoma March 15, 1919 in Book 42 at Page 595 and as corrected by Allotment Patent June 17, 1919 in Book 42 at Page 626. At pages 7 to 10 of the abstract appears a Petition for the Sale of Inherited Lands, Decree Approving Sale and a Deed from persons purporting to be her heirs. No instrument or Order from any Court determining her heirship was examined. Submit for examination the valid Order from a Court of competent jurisdiction with notice to the appropriate officer of the United States of America, that establishes the heirship of the Allottee and quiets the title to the interest held by the owners shown above.

PRELIMINARY TITLE - TRACT 17

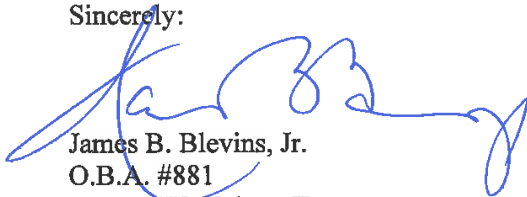
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmens' or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 18

PRELIMINARY TITLE - TRACT 18

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 25, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221334 (Tract 14)

The NE/4 NE/4 SE/4 and S/2 N/2 SE/4 and N/2 S/2 SE/4 and SE/4 SE/4 SE/4 of
Section 32, Township 2 South Range 7 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133932 & 133932-Alast
certified to 08/10/22 at 07:59 PM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

6.67 acre or a 1/15 interest - John T. Holleman, Jr, by virtue of a Final Decree
filed April 9, 1962 in Book 816 at Page 144;

13.33 acre interest or a 2/15 interest - Judy H. Kruse formerly Russell, nee
Holleman, by virtue of a Final Decree filed April 9, 1962 in Book 816 at Page
144 and Final Decree of Distribution filed April 27, 1970 in Book 799 at Page
469;

2.22 acre or a 1/45 interest - Clarabelle Wagnon, by virtue of a Final Decree
filed June 26, 1950 in Book 463 at Page 121;

2.22 acre or a 1/45 interest - Pat F. Brown, by virtue of a Final Decree filed
June 26, 1950 in Book 463 at Page 121;

2.22 acre or a 1/45 interest - Rothie Lane Cochran for life, rest to Taylor Jaye
Cochran, Evan Lee Blankenship and Dalton Dean Blankenship equally, by
virtue of a Final Decree filed November 17, 2011 in Book 4244 at Page 26;

2.22 acre or a 1/45 interest - Arthur Richard Brown 2013 Revocable Trust
under Agreement dated the 17th day of May 2013, by virtue of a Quit Claim
Deed filed July 18, 2013 in Book 4578 at Page 263 and a Memorandum filed
August 26, 2013 in Book 4599 at Page 121;

1.11 acre or a 1/90 interest - Virginia Rud, by virtue of a Final Decree filed
June 20, 2013 in Book 4562 at Page 96 and a Quit Claim Deed filed
November 6, 2006 in Book 3427 at Page 205;

PRELIMINARY TITLE - TRACT 18

3.33 acre or a 1/30 interest - Arthur M. Brown, Jr., by virtue of a Final Decree filed February 28, 1984 in Book 1550 at Page 367;

2.22 acre or a 1/45 interest - Mary Roper Maupin, by virtue of a Final Decree filed December 4, 1984 in Book 1584 at Page 91;

2.22 acre or a 1/45 interest - John E. Roper, Jr., by virtue of a Final Decree filed December 4, 1984 in Book 1584 at Page 91;

2.22 acre or a 1/45 interest - Dale C. Delano and Ruth Delano, Trustees of the Dale C. and Ruth R. Delano 2000 Revocable Trust under Agreement dated the 10th day of April 2000, by virtue of a Quit Claim Deed filed June 30, 2000 in Book 2420 at Page 90 and a Memorandum of Trust filed June 30, 2000 in Book 2406 at Page 95;

2.22 acre or a 1/45 interest - Virginia Sue Mosley, by virtue of a Final Decree filed March 27, 1968 in Book 994 at Page 84;

2.22 acre or a 1/45 interest - Terry L. Askins, Trustee of the Charlotte Ruth Heffernan Trust, by virtue of a Warranty Deed filed July 21, 1987 in Book 1686 at Page 247;

9.26 acre or a 5/54 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

9.26 acre or a 5/54 interest - Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

9.26 acre or a 5/54 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

15.13 acre or a 218/1440 interest - Mary Lois Smith, by virtue of a Warranty Deed filed May 9, 1994 in Book 1919 at Page 247 and by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

2.98 acre or a 43/1440 interest - Cecelia D. Beck and J.W. Beck, Jr., by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.18 acre or a 17/1440 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.18 acre or a 17/1440 interest - Johnnie (John Calvin) Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.18 acre or a 17/1440 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

1.11 acre or a 1/90 interest Julia Smith Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

PRELIMINARY TITLE - TRACT 18

.56 acre or a 1/180 interest - Robert F. Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.56 acre or a 1/180 interest - J.B. Smith, Jr., by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.56 acre or a 1/180 interest - Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.56 acre or a 1/180 interest - Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.56 acre or a 1/180 interest - Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;
.56 acre or a 1/180 interest - Jesse St. John Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.56 acre or a 1/180 interest - Alice Shay Beck Zeck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.56 acre or a 1/180 interest - Nathan Bristow Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;
.56 acre or a 1/180 interest - Anna Cecelia Zeck nee Beck, by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

B) Mineral Ownership:

The minerals have been omitted by request.

C) Mortgages:

NONE

D) Taxes and Other Encumbrances:

2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

- 1) Statutory easement for roadway along Section line.
- 2) Pipeline easement in favor of Lone Star Gas Company filed February 16, 1953 in Book 537 at Page 177.
- 3) Decree Establishing Conservancy District filed June 17, 1963 in Book 858 at Page 220.

F) Does this property have a legal right of access?: YES

G) Advisory:

NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

PRELIMINARY TITLE - TRACT 18

I) Requirements:

REQUIREMENT No.1: John T. Holleman, Jr, Judy H. Kruse formerly Russell nee Holleman Clarabelle Wagnon, Pat F. Brown, Virginia Rud, Arthur M. Brown, Jr., Mary Roper Maupin, John E. Roper, Jr., Virginia Sue Mosley, Mary Lois Smith, Cecelia D. Beck and J.W. Beck, Jr., Virginia Watson, Johnnie (John Calvin) Watson, Jimmy Watson, Julia Smith Watson, Robert F. Watson, J.B. Smith, Jr., Alice Shay Beck Zeck, Nathan Bristow Beck, Anna Cecelia Zeck nee Beck and Jesse St. John Beck, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Rothie Lane Cochran and Taylor Jaye Cochran, Evan Lee Blankenship and Dalton Dean Blankenship all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: The Trustees of the Arthur Richard Brown 2013 Revocable Trust under Agreement dated the 17th day of May 2013, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Dale C. Delano and Ruth Delano, Trustees of the Dale C. and Ruth R. Delano 2000 Revocable Trust under Agreement dated the 10th day of April 2000, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Terry L. Askins, Trustee of the Charlotte Ruth Heffernan Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.6: Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.7: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

PRELIMINARY TITLE - TRACT 18

REQUIREMENT No.8: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.9: Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.10: Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.11: Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.12: Obtain and file of record a Release of a Federal Tax Lien against Lea Hallie Smith filed February 14, 2011 in Book 4106 at Page 229.

REQUIREMENT No.13: As noted above John T. Holleman Jr., is the record owner of an interest by the Final Decree rendered August 12, 1991 in the Estate of John T. Holleman III it appears John T. Holleman IV is claiming this interest. The Final Decree was filed in the Office of the County Clerk of Stephens County Oklahoma January 25, 1993 and recorded in Book 1873 at Page 66 (257 of abstract). Submit for examination a valid recorded instrument or the valid recorded probate decree that distributes all of the interest of John T. Holleman, Jr. to John T. Holleman III and further requirements will be made as necessary.

REQUIREMENT No.14: The Final Decree in the Estate of Shirley Jean Cochran was rendered less than ten years ago. Her successors are Rothie Lane Cochran for life, rest to Taylor Jaye Cochran, Evan Lee Blankenship and Dalton Dean Blankenship equally, as shown above. Submit for examination a full transcript of the proceedings in the probate of the estate of Shirley Jean Cochran.

REQUIREMENT No.15: Mary Roper was the owner of an undivided 1/45. At Page 225 of the abstract is the Final Decree of John E. Roper, her husband. It recites that he was the sole devisee of this interest in his decree by virtue of her Final Decree rendered in Oklahoma County Oklahoma District Court Case NO. P-721146. It has been assumed this is correct though a copy of her decree

PRELIMINARY TITLE - TRACT 18

was not examined and it does not appear that it was filed in the Office of the County Clerk of Stephens County Oklahoma. Submit for examination a certified copy of the Final Decree of Mary Roper that has been filed in the Office of the County Clerk of Stephens County Oklahoma and if it varies further requirement will be made as necessary.

REQUIREMENT No.16: Obtain and file of record a Memorandum of Trust, for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.17: Jack B. Smith and Mary Long Smith received an undivided 1/90 interest by the Deed at Page 231 as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.18: Obtain and file of record a Memorandum of Trust, for the Claudia Lee Smith La Mothe Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.19: Obtain and file of record a Memorandum of Trust, for the Charlene Cartwright Smith Trust,, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.20: Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.21: The subject lands were allotted to Susan Johnson a Full Blood Choctaw Roll NO. 8484 as part of her homestead deeds from persons purporting to be her heirs at law appear at Pages 5 and 9 of the abstract with Order approving those conveyances at Pages 6 and 7 of the abstract. No instrument or Order from any Court determining her heirship was examined. At Page 109 of the abstract starts a suit to quiet title to an undivided 1/5 interest in the subject lands, and while it does determine the heirship of the Allottee it does so only in a manner that covers the 1/5 interest.

PRELIMINARY TITLE - TRACT 18

The successors to this 1/5 interest also own interests that are derived from the other 4/5ths that are not cleared so that all of the ownership above have the same problem to some extent. Submit for examination the valid Order from a Court of competent jurisdiction with notice to the appropriate officer of the United States of America, that establishes the heirship of the Allottee and quiets the title to the other 4/5ths interest held by the owners shown above.

REQUIREMENT No.22: File a certified copy of the Release of Judgment in Stephens County District Oklahoma District Court Case NO. CJ-17-238G in the Office of the County Clerk of Stephens County, Oklahoma.

REQUIREMENT No.23: The Final Decree in the Estate of Fred A. Brown filed in the Office of the County Clerk of Stephens County Oklahoma in Book 4562 at Page 96 was rendered less than 10 years ago. Submit for examination a full certified transcript of the proceeding in said probate.

REQUIREMENT No.24: The Final Decree in the Estate of Shirley Jean Cochran filed in the Office of the County Clerk of Stephens County Oklahoma in Book 4244 at Page 26 was rendered less than 10 years ago. Submit for examination a full certified transcript of the proceeding in said probate.

REQUIREMENT No.25: The Final Decree of Fred A. Brown filed in the Office of the County Clerk of Stephens County Oklahoma recites that both June Brown and Fred Allen Brown Jr. conveyed all of their right title and interest to Arthur Richard Brown and Virginia Rud by Quit Claim Deed's. This has been demonstrated even though only the Quit Claim Deed from June Brown filed Oklahoma County Clerk of Stephens County Oklahoma with the Final Decree was included in the materials examined. Submit for examination a valid recorded copy of the Quit Claim Deed from Fred Allen Brown that has been filed in the Office of the County Clerk of Stephens County Oklahoma or this Title Opinion will have to be supplemented to reflect that Fred Jr. is entitled to ½ of the interest of Virginia Rud and ½ of the interest held by Arthur Brown Trustee as shown above.

REQUIREMENT No.26: Judy Kruse, nee Holleman caused an Affidavit to be filed in the Office of the County Clerk of Stephens County in Book 2014 at Page 938 that sets out that her interest is held by Kruse Minerals Incorporated. No instrument conveying this interest was examined and the Affidavit does not contain sufficient language to effect a conveyance. Submit for examination either a valid recorded conveyance to the corporation or a valid recorded disclaimer of any interest in the subject lands by the corporation.

REQUIREMENT No.27: Marilyn Sue Pike and Pat F. Brown Jr., Co-Trustees of the Pat F. and Bertha Brown Family Trust dated October 31, 1991 are claiming some interest in the subject lands by the Order of Distribution in

PRELIMINARY TITLE - TRACT 18

the Estate of Pat F. Brown, Stephens County Oklahoma District Court Case No. PB-2022-01. Submit for examination the valid recorded instrument that establishes their claim or extinguishes it.

REQUIREMENT No.28: Clarabell Wagon passed from this life February 5, 1920, testate, leaving as her sole devisee BancFirst, Duncan, Oklahoma, Trustee of the Clarabell B. Wagon Trust dated August 17, 1984. Her estate was admitted into probate March 4, 2021 in Garvin County District Court Case NO. PB-2021-4 and that Order was filed in the Office of the County Clerk of Stephens County Oklahoma on March 9, 2021 and recorded in Book 5937 at Page 79. Submit for examination a valid recorded Order distributing her estate to the Devisee and further requirements will be made as necessary.

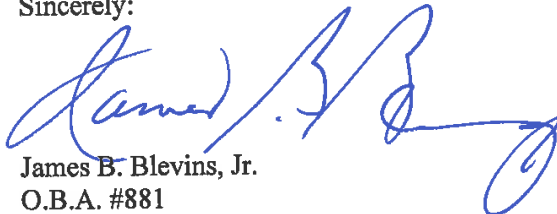
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 19

PRELIMINARY TITLE - TRACT 19

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221331 (Tract 11)

Lots 1 and 2 and the S/2 NE/4 of Section 1, Township 3 South Range 9 West, I.M., Stephens County, Oklahoma, LESS AND EXCEPT the following described tract of land conveyed to the United States of America by Warranty Deed recorded in book 1188 at Page 384; Beginning at the SE/corner of the W/2 SE/4 SE/4 SW/2 SE/4 NE/4; thence N 26°49'04" W a distance of 354.87 feet; thence N 18°58'13" E a distance of 676.76 feet; thence N 89°09'14" E a distance of 683.88 feet to a point on the East line of said S/2 NE/4; thence North a distance of 1667.38 feet to the NE/corner of said Lot 1; thence West a distance of 2636.52 feet to the NW/Corner of said Lot 2; thence South a distance of 2637.50 feet to the SW/corner of said S/2 NE/4; thence East a distance of 1892.50 feet to the point of beginning.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133930 & 133930-A last certified to 07/26/2022 at 07:59 AM by Stephens County Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

3.0717 acre or 1/6 interest – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

3.0717 acre or 1/6 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

3.0717 acre or 1/6 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

3.0717 acre or 1/6 interest - Mary Lois Smith, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

PRELIMINARY TITLE - TRACT 19

3.0717 acre or 1/6 interest - Cecelia Beck and J.W. Beck, as joint tenants, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
1.0238 acre or 1/18 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
1.0238 acre or 1/18 interest – Johnny (John Calvin) Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
1.0238 acre or 1/18 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

B) Mineral Ownership: The minerals have been omitted by request.

C) Mortgages: NONE

D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

- 1.) Waurika Lake Subordination Agreement filed August 27, 1979 in Book 1340 at Page 336.
- 2.) Statutory easement for roadway along Section line.

F) Does this property have a legal right of access?: YES

G) Advisory: NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: Mary Lois Smith, Cecelia Beck, J.W. Beck, Jimmy Watson, Johnny Watson, Virginia Watson, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the

PRELIMINARY TITLE - TRACT 19

subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

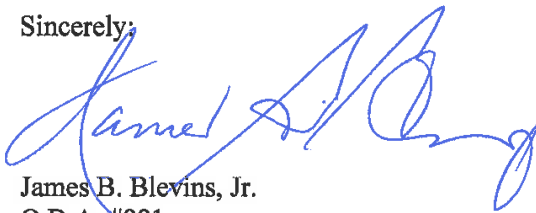
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmens' or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely;



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACTS 20-21

PRELIMINARY TITLE - TRACTS 20-21

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

January 5, 2023

Republic Law Group
7 East Main St.
Ardmore, OK 73401

Re: 20221337 (Tract 17)

The SW/4 SE/4 SW/4 and the SE/4 SW/4 SW/4 and the N/2 SW/4 SW/4 of Section 25,
Township 2 North, Range 3 West of the I.B.M., Garvin County, Oklahoma
AND

The NW/4 NW/4 NW/4 of Section 36, Township 2 North, Range 3 West of the I.B.M.,
Garvin County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 11000 & 11000-A last certified to 718/22 at 07:00 AM by Garvin County Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

2.083 acres or a 1/24 interest – Larry Don Howard, by virtue of a Final Decree filed December 9, 2013 in Book 2041 at Page 64;

2.083 acres or a 1/24 interest – Joe Mack Howard, by virtue of a Final Decree filed December 9, 2013 in Book 2041 at Page 64;

2.083 acres or a 1/24 interest – Mary Louise Vanlandingham, by virtue of a Final Decree filed December 9, 2013 in Book 2041 at Page 64;

6.25 acres or a 1/8 interest – Linda Anne Barnes, by measure of the life of Mary Anne Barnes, then 1/16 interest, by virtue of a Final Decree filed November 7, 2019 in Book 5373 at Page 209;

6.25 acres or a 1/8 interest – David Barnes, by measure of the life of Mary Anne Barnes, then 1/16 interest, by virtue of a Final Decree filed November 7, 2019 in Book 5373 at Page 209;

PRELIMINARY TITLE - TRACTS 20-21

6.25 acre or 1/8 interest – Ronald Harshaw (Ruth F. Brooks), by virtue of a Final Decree dated August 9, 2001 this Final Decree is not recorded in Garvin County, Oklahoma;

4.167 acres or a 1/12 interest - Rosemary R. Fair, as Trustee of the Rosemary R. Fair Revocable Trust, under Trust Agreement dated December 21, 2000, by virtue of a Quit Claim Deed filed March 1, 2007 in Book 1622 at Page 702.

4.167 acres or a 1/12 interest – Anne R. Green as Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 22, 2002 in Book 1622 at Page 89;

4.167 acres or a 1/12 interest - Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1981, by virtue of a Final Decree filed May 17, 1989 in Book 1249 at Page 823;

4.167 acres or a 1/12 interest - Mary Lois Smith, by virtue of a Final Decree that is filed in Garvin County, Oklahoma on May 17, 1989 in Book 1249 at Page 823;

4.167 acres or a 1/12 interest - Cecelia Beck and J.W. Beck as joint tenants, by virtue of a Final Decree that is not filed in Garvin County, Oklahoma;

1.389 acres or a 1/36 interest - Virginia Watson, by virtue of a Final Decree that is not filed in Garvin County, Oklahoma;

1.389 acres or a 1/36 interest - Johnny Watson, by virtue of a Final Decree that is not filed in Garvin County, Oklahoma;

1.389 acres or a 1/36 interest - Jimmy Watson, by virtue of a Final Decree that is not filed in Garvin County, Oklahoma.

B) Mineral Ownership:

The minerals have been omitted by request.

C) Mortgages:

NONE

D) Taxes and Other Encumbrances:

2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

- 1) Order Annexing Additional Territory to Rural Water and/or Sewer and/or Gas and/or Solid Waste Management District NO. 5, Stephens County, Oklahoma filed May 3, 2004 in Book 1697 at Page 311.
- 2) Right of Way easement in favor of Rural Water and/or Sewer and/or Gas and/or Solid Waste Management District NO. 5, Stephens County, Oklahoma filed August 9, 2005 in Book 1743 at Page 62.
- 3) Statutory easement for roadway along Section line.

PRELIMINARY TITLE - TRACTS 20-21

4) Ordinance Incorporating the described property into the Town of Foster filed October 29, 2001 in Book 1611 at page 899.

F) Does this property have a legal right of access?: YES

G) Advisory:
NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1981, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Anne R. Green as Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Rosemary R. Fair, as Trustee of the Rosemary R. Fair Revocable Trust, under Trust Agreement dated December 21, 2000, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Mary Lois Smith, Cecelia Beck, J.W. Beck, Virginia Watson, Johnny Watson, Jimmy Watson, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Linda Ann Barnes and David Barnes, all single people, or joined by spouses, if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Obtain and file of record a Memorandum of Trust, for Rosemary R. Fair Revocable Trust, under Trust Agreement dated December 21, 2000, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.6: Obtain and file of record a Memorandum of Trust, for Anne R. Green Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.7: Obtain and file of record a Memorandum of Trust, for Ralls Trust dated May 26, 1981, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.8: Obtain and file of record in the Office of the Garvin County Clerk a certified copy of the Final Decree of Mabel Virginia Smith Stephens County Case NO. P-98-165.

PRELIMINARY TITLE - TRACTS 20-21

REQUIREMENT No.9: Obtain and file of record in the Office of the Garvin County Clerk a certified copy of the Final Decree of Ruth F. Brooks Oklahoma County Case NO. P-2000-384.

REQUIREMENT No.10: Obtain and file of record in the Office of the County Clerk of Garvin County a certified copy of the Final Decree for Robert Brue Barnes filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019

Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 22

PRELIMINARY TITLE - TRACT 22

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221329 (Tract 9)

The W/2 E/2 NW/4 NE/4 and W/2 NW/4 NE/4 and E/2 NE/4 NW/4 of Section 13,
Township 2 South, Range 4 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133928 & 133928-A last
certified to 07/26/2022 at 07:59 PM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

4.15 acre or 1/12 interest - Linda Anne Barnes for life of Mary Anne Barnes
then an undivided 1/24 interest upon the death of Mary Anne Barnes, by
virtue of a Final Decree filed in the Office of the Court Clerk of Stephens
County District Case NO. PB-2019-151 on November 7, 2019;

4.15 acre or 1/12 interest - David Barnes for life of Mary Ann Barnes then an
undivided 1/24 interest upon the death of Mary Anne Barnes, by virtue of a
Final Decree filed in the Office of the Court Clerk of Stephens County District
Case NO. PB-2019-151 on November 7, 2019;

1/12 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

4.15 acre or 1/12 interest - Ronald Harshaw, by virtue of a Decree of
Distribution filed August 4, 2017 in Book 5339 at Page 278;

1.39 acre or 1/36 interest - Joe Mack Howard, by virtue of a Final Decree
filed in the Office of the Court Clerk of Stephens County District Case NO.
PB-2010-6;

1.39 acre or 1/36 interest - Larry Don Howard, by virtue of a Final Decree
filed in the Office of the Court Clerk of Stephens County District Case NO.
PB-2010-6;

1.39 acre or 1/36 interest – Mary Louise Vanlandingham, by virtue of a Final
Decree filed in the Office of the Court Clerk of Stephens County District Case
NO. PB-2010-6;

PRELIMINARY TITLE - TRACT 22

2.78 acre or 1/18 interest – Jack Bristow Smith a/k/a Jack B. Smith, by virtue of a Warranty Deed filed September 8, 1952 in Book 526 at Page 1;
2.78 acre or 1/18 interest - Cecelia D. Beck, nee Smith, by virtue of a Warranty Deed filed September 8, 1952 in Book 526 at Page 1;
2.78 acre or 1/18 interest – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;
2.78 acre or 1/18 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;
2.78 acre or 1/18 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;
2.78 acre or 1/18 interest - Julia Smith Watson, by virtue of a Deed filed September 8, 1952 in Book 526 at Page 1;
3.33 acre or 1/15 interest – Oklahoma Baptist University, by virtue of a Final Decree filed April 17, 2001 in Book 2514 at Page 58;
3.33 acre or 1/15 interest – William G. Glass, Trustee Roy G. Glass Trust Dated February 15, 1975, by virtue of a Warranty Deed filed February 28, 2000 in Book 2358 at Page 92;
1.11 acre or 1/45 interest – Gene Sherman Glass, by virtue of a Final Decree filed January 28, 1975 in Book 1188 at Page 436;
3.33 acre or 1/15 interest – Thomas James Folkes, by virtue of a Final Decree filed January 9, 2019 in Book 5597 at Page 297;
1.12 acre or 1/45 interest – Judy V. Springer, by virtue of a Quit Claim Deed filed April 14, 1994 in Book 191 at Page 776;
1.12 acre or 1/45 interest – Alfred N. Glass, by virtue of a Quit Claim Deed filed April 14, 1994 in Book 191 at Page 776;
1.12 acre or 1/45 interest – Karen D. Rhodes, by virtue of a Quit Claim Deed filed April 14, 1994 in Book 191 at Page 776;
1.12 acre or 1/45 interest – S. Craig Miller, by virtue of a Quit Claim Deed filed April 14, 1994 in Book 191 at Page 776;
1.12 acre or 1/45 interest – Kandis B. Savage, by virtue of a Quit Claim Deed filed April 14, 1994 in Book 191 at Page 776;

B) Mineral Ownership:
The minerals have been omitted by request.

C) Mortgages:

NONE

D) Taxes and Other Encumbrances:

PRELIMINARY TITLE - TRACT 22

2019 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended. 2020 and 2021 are due, plus penalties and interest.

E) Restrictive Covenants, Easements and Ordinances:

- 1) Statutory easement for roadway along Section line.
- 2) Right of Way Agreement filed November 7, 1952 in Book 530 at Page 220.
- 3) Right of Way Agreement filed November 17, 1952 in Book 530 at Page 537.
- 4) Right of Way Agreement filed November 25, 1952 in Book 531 at Page 286.
- 5) Right of Way Contract filed March 25, 1964 in Book 566 at Page 538.
- 6) Right of Way Contract filed March 25, 1964 in Book 566 at Page 547.
- 7) Right of Way Contract filed March 25, 1964 in Book 566 at Page 549.

F) Does this property have a legal right of access?: **YES**

G) Advisory:
NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: Linda Anne Barnes, David Barnes and Dee Ann Walker, Ronald Harshaw, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Mary Lois Smith, Cecelia D. Beck, J.W. Beck, Jr., Virginia Watson, Julia Smith Watson, Johnny Watson, Jimmy Watson, Julia Smith Watson, Gene Sherman Glass, Thomas James Folkes, Judy V. Springer, Alfred N. Glass, Karen D. Rhodes, Craig Miller, Kandis B. Savage, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

PRELIMINARY TITLE - TRACT 22

REQUIREMENT No.5: William G. Glass, Trustee Roy G. Glass Trust Dated February 15, 1975, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.6: The appropriate official of the Oklahoma Baptist University, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.7: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

REQUIREMENT No.8: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

REQUIREMENT No.10: 2020 Ad Valorem taxes are due and must be paid.

REQUIREMENT No.11: 2021 Ad Valorem taxes are due and must be paid.

REQUIREMENT No.12: Obtain and file of record a Memorandum of Trust, for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.13: Jack B. Smith and Mary Lois Smith received an undivided interest by the Deed in Book 1585 at Page 941 as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.14: From an Affidavit covering an interest in the oil, gas and minerals it appears that Julia Watson is deceased. Submit from a Court of competent jurisdiction an Order determining her successors and further requirements will be made as necessary.

Miscellaneous:

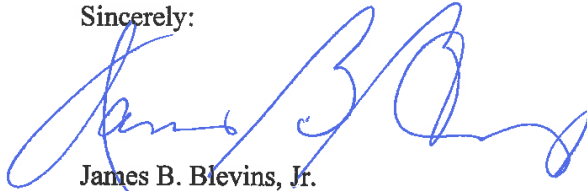
This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

PRELIMINARY TITLE - TRACT 22

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:

A handwritten signature in blue ink, appearing to read "James B. Blevins, Jr.", written over a horizontal line.

James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 23

PRELIMINARY TITLE - TRACT 23

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 25, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221335 (Tract 15)

The N/2 NE/4 SE/4 of Section 11, Township 2 South, Range 5 West, I.M.,
Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133934 & 133934-A last
certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

3.34 acre or a 1/6 interest – Melany Levenson, Lisa Craven and Shelley
Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of
a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an
Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781
at Page 267;

3.34 acre or a 1/6 interest - Rosemary R. Fair, Trustee of the Rosemary R.
Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in
Book 2645 at Page 224;

3.33 acre or a 1/6 interest - Dana G. Ralls as Trustee of the Ralls Trust dated
May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at
Page 554;

3.33 acre or a 1/6 interest - Mary Lois Smith, by virtue of a Warranty Deed
filed August 18, 2004 in Book 3022 at Page 283 and Letters of Testamentary
filed in the Office of the Court Clerk of Stephens County Case NO. PB-2014-
134;

3.33 acre or a 1/6 interest - Cecelia Diane Beck nee Smith, by virtue of a
Deed filed September 8, 1952 in Book 526 at Page 2;

3.33 acre or a 1/6 interest - Julia Smith Watson, by virtue of a Deed filed
September 8, 1952 in Book 526 at Page 2;

B) Mineral Ownership: The minerals have been omitted by request.

PRELIMINARY TITLE - TRACT 23

C) Mortgages: NONE

D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

- 1.) Pipeline, telephone, telegraph to Sunray Oil Corporation filed November 17, 1952 in book 530 at Page 529.
- 2.) Statutory easement for roadway along Section line.

F) Does this property have a legal right of access?: YES

G) Advisory: NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: Mary Lois Smith, Julia Smith Watson and Cecelia Diane Beck nee Smith, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: B. Smith and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

PRELIMINARY TITLE - TRACT 23

REQUIREMENT No.6: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.7: It appears that Julia Smith Watson is now deceased. Submit for examination the valid recorded instrument that establishes her successors and further requirements will be made as necessary.

REQUIREMENT No.8: Affidavit Regarding Order Allowing Final Account, Determination of Heirs, Devisees and Legatees and Final Decree of Distribution filed October 13, 2006 in Book 3416 at Page 67. Instrument(s) such as this/these could provide the source for establishing a chain of record title and thus clouds the title to the Property. Obtain and file of record valid instrument, pursuant to Title 16 O.S. Section 76, that extinguishes all claims created by this/these document(s).

REQUIREMENT No.9: Marilyn Sue Pike and Pat F. Brown Jr., Co-Trustees of the Pat F. and Bertha Brown Family Trust dated October 31, 1991 are claiming some interest in the subject lands by the Order of Distribution in the Estate of Pat F. Brown, Stephens County Oklahoma District Court Case No. PB-2022-01. Submit for examination the valid recorded instrument that establishes their claim or extinguishes it.

REQUIREMENT No.10: Clarabell Wagnon passed from this life February 5, 1920, testate, leaving as her sole devisee BancFirst, Duncan, Oklahoma, Trustee of the Clarabell B. Wagnon Trust dated August 17, 1984. Her estate was admitted into probate March 4, 2021 in Garvin County District Court Case NO. PB-2021-4 and that Order was filed in the Office of the County Clerk of Stephens County Oklahoma on March 9, 2021 and recorded in Book 5937 at Page 79. Submit for examination a valid recorded Order distributing her estate to the Devisee and further requirements will be made as necessary.

Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.

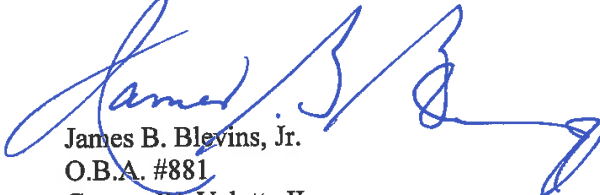
PRELIMINARY TITLE - TRACT 23

2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.

3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.

4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 24

PRELIMINARY TITLE - TRACT 24

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221325 (Tract 5)

The E/2 SE/4 SE/4 SE/4 of Section 19, Township 2 South, Range 4 West, I.M.,
Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133924 & 133924-A last
certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

.2083 acre or 1/24 interest - Linda Anne Barnes for life of Mary Anne Barnes
then an undivided 1/48 interest upon the death of Mary Anne Barnes, by
virtue of a Final Decree filed in the Office of the Court Clerk of Stephens
County District Case NO. PB-2019-151 on November 7, 2019;

.2083 acre or 1/24 interest - David Barnes for life of Mary Ann then an
undivided 1/48 interest upon the death of Mary Anne Barnes, by virtue of a
Final Decree filed in the Office of the Court Clerk of Stephens County District
Case NO. PB-2019-151 on November 7, 2019;

1/24 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

.2083 acre or 1/24 interest - Ronald Harshaw, by virtue of a Decree of
Distribution filed August 4, 2017 in Book 5339 at Page 278;

.0694 acre or 1/72 interest - Joe Mack Howard, by virtue of a Final Decree
filed in the Office of the Court Clerk of Stephens County District Case NO.
PB-2010-6;

.0694 acre or 1/72 interest - Larry Don Howard, by virtue of a Final Decree
filed in the Office of the Court Clerk of Stephens County District Case NO.
PB-2010-6;

*.0694 acre or 1/72 interest – Mary Louise Vanlandingham, by virtue of a
Final Decree filed in the Office of the Court Clerk of Stephens County District
Case NO. PB-2010-6;*

PRELIMINARY TITLE - TRACT 24

.0925 acre or 1/54 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;
.0925 acre or 1/54 interest - Johnny (John Calvin) Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
.0925 acre or 1/54 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
.2778 acre or 1/18 interest - Mary Lois Smith, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
.2778 acre or 1/18 interest - Cecelia D. Beck and J.W. Beck, Jr., by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
.2778 acre or 1/18 interest - Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;
.2778 acre or 1/18 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;
.2778 acre or 1/18 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;
.2778 acre or 1/18 interest - Cecil Wilder, by virtue of a Final Decree filed in the Office of the Pittsburg County Court Clerk as Probate Case NO. 6421 and attached to an Affidavit filed November 22, 2013 in Book 4647 at Page 149;
.5556 acre or 1/9 interest - Peggy Sue Carman, by virtue of a Final Decree filed in the Office of the Pittsburg County Court Clerk as Probate Case NO. 6421 and attached to an Affidavit filed November 22, 2013 in Book 4647 at Page 149;
.4168 acre or 1/12 interest - Jane R. Neely, by virtue of a Warranty Deed filed September 28, 1970 in Book 1060 at Page 50;
.4168 acre or 1/12 interest - Charles M. Llewellyn, by virtue of a Warranty Deed filed February 25, 1930 in Book 213 at Page 399; Case NO. 6421 and attached to an Affidavit filed November 22, 2013 in Book 4647 at Page 149;
.8334 acre or 1/6 interest - Frederick John Haenchen, Trustee, under the Wild Irrevocable Trust dated June 26, 1972, by virtue of a Warranty Deed filed June 3, 1974 in Book 1167 at Page 397;

- B) Mineral Ownership: The minerals have been omitted by request.
- C) Mortgages: NONE
- D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.
- E) Restrictive Covenants, Easements and Ordinances:

PRELIMINARY TITLE - TRACT 24

- 1.) Statutory Right of Way line along Section Line.
- F) Does this property have a legal right of access?: Yes
- G) Advisory: NONE
- H) Is the title marketable: Yes- upon fulfillment of the below requirements.
- I) Requirements:
REQUIREMENT No.1: Ronald Harshaw, Linda Anne Barnes, David Barnes, Dee Ann Walker, Mary Ann Barnes, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Virginia Watson, Johnny Watson, Jimmie Watson, Mary Lois Smith, Cecelia D. Beck and J.W. Beck, Jr., Cecil Wilder, Peggy Sue Carman, Jane R. Neely, Charles M. Llewellyn, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Frederick John Haenchen, Trustee, under the Wild Irrevocable Trust dated June 26, 1972, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.6: Jack B. Smith and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Case NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

PRELIMINARY TITLE - TRACT 24

REQUIREMENT No.7: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.8: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

REQUIREMENT No.9: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

REQUIREMENT No.10: Obtain and file of record a Release of a Federal Tax Lien against Lea Hallie Smith filed February 14, 2011 in Book 4106 at Page 229.

REQUIREMENT No.11: Quit Claim Deed filed February 2, 2009 in Book 3824 at Page 33. Instrument(s) such as this/these could provide the source for establishing a chain of record title and thus clouds the title to the Property. Obtain and file of record valid instrument, pursuant to Title 16 O.S. Section 76, that extinguishes all claims created by this/these document(s).

REQUIREMENT No.12: There is an Affidavit wherein Jane R. Neely claims all of the right title and interest of Charles Marshal Llewlyn. His name is misspelled in the deed to him as is also shown by this Affidavit. There is a conveyance of his interest in the oil, gas, and minerals at Page 95 (2041/233) of the abstract and a Quiet Title Judgment is to the oil gas and minerals at Page 91 (C-72-139). None of this establishes a marketable title to this surface interest of Charles Marshal Llewellyn. Submit for examination the valid recorded instrument that establishes the successors of Llewlyn and further requirement will be made as necessary.

REQUIREMENT No.13: An Affidavit at Page 359 (4663/20) sets out the claim of Sharon Pierce as the sole successor of Cecil Wilder. This alone is not adequate to establish the succession of ownership. Submit for examination the valid recorded instrument that establishes the succession of Cecil Wilder and further requirements will be made as necessary.

REQUIREMENT No.14: A Tax Deed of an undivided ½ interest in the subject lands appears at Page 134 of the abstract. Generally speaking, this would pass all of the right title and interest to Manton Ralls. However, there are two problems with that answer. First, this deed does not address whose interest is being sold and second it conveys the interest to Manton Ralls the husband of Helen Bristow Ralls a co-tenant. Oklahoma law is quite clear that a co-tenant,

PRELIMINARY TITLE - TRACT 24

cannot acquire an interest by tax sale and divest their co-tenants of title. For these two reasons, no owner of record has been shown as being divested of their interest by this Tax Deed. Submit for examination a valid recorded Order from a Court of competent jurisdiction that establishes what if any interest was addressed by this Tax Deed and further requirements will be made as necessary.

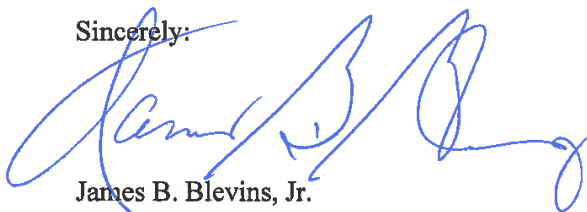
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmens' or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.

O.B.A. #881

George W. Velotta II

O.B.A. #9223

PRELIMINARY TITLE TRACT 25

PRELIMINARY TITLE - TRACT 25

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221330 (Tract 10)

The SE/4 NW/4 NW/4 of Section 7, Township3 South, Range 4 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133929 & 133929-A last certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

- ✓1.1111 acre or 1/9 interest – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;
- ✓1.111 acre or 1/9 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;
- ✓1.111 acre or 1/9 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;
- ✓1.111 acre or 1/9 interest - Mary Lois Smith, by virtue of a Warranty Deed filed May 9, 1994 in Book 1919 at Page 247 and by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
- ✓1.111 acre or 1/9 interest - Cecelia D. Beck and J.W. Beck, Jr., by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
- ✓.3704 acre or 1/27 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
- ✓.3704 acre or 1/27 interest – Johnny (John Calvin) Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
- ✓.3704 acre or 1/27 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

PRELIMINARY TITLE - TRACT 25

- ✓.4167 acre or 1/24 interest – William F. Willis, by virtue of a Final Decree filed December 1, 1969 in Book 1039 at Page 259;
- ✓.4167 acre or 1/24 interest – Genevieve Willis Allison, by virtue of a Final Decree filed December 1, 1969 in Book 1039 at Page 259;
- ✓.4167 acre or 1/24 interest – John Robert Willis, by virtue of a Final Decree filed April 4, 1989 in Book 1744 at Page 515;
- ✓.7408 acre or 2/27 interest – William Stanley Johnson, by virtue of a Final Decree filed December 12, 1973 in Book 1151 at Page 254;
- ✓.4629 acre or 5/108 interest – Louis H. Enloe, Lowell H. Enloe and Sherry L. Neph, as Co-Trustees of the Louis H. Enloe Revocable Trust Dated May 5, 2012, by virtue of a Quit Claim Deed filed July 2, 2012 in Book 4369 at Page 222;
- ✓.4629 acre or 5/108 interest – The Board of County Commissioners of Stephens County, Oklahoma, by virtue of a County Treasurers Resale Deed filed June 12, 2019 in Book 5669 at Page 232;
- ✓.2083 acre or 1/48 interest – William W. Taylor and Charlette M. Taylor, Trustees or their successors in trust, under the Taylor Family Living Trust dated October 18, 1999, and any amendments thereto, by virtue of a Quit Claim Deed filed September 4, 2000 in Book 3759 at Page 17;
- ✓.2083 acre or 1/48 interest – John R. Taylor and Sarah L. Taylor, Trustees of the John R. Taylor 2006 Revocable Trust, by virtue of a Quit Claim Deed filed September 4, 2008 in Book 3759 at Page 15.

B) Mineral Ownership: The minerals have been omitted by request.

C) Mortgages: NONE

D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

- 1.) Pipeline, telephone, telegraph to Sunray Oil Corporation filed November 17, 1952 in Book 530 at Page 529.
- 2.) Statutory easement for roadway along Section line.

F) Does this property have a legal right of access?: NO

G) Advisory: NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: Mary Lois Smith, Cecelia D. Beck, J.W. Beck, Jr., Virginia Watson, Johnny (John Calvin) Watson, Jimmy Watson, William F. Willis, Genevieve Willis Allison, John Robert Willis, and William Stanley Johnson all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in

PRELIMINARY TITLE - TRACT 25

the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Louis H. Enloe, Lowell H. Enloe and Sherry L. Neph, as Co-Trustees of the Louis H. Enloe Revocable Trust Dated May 5, 2012, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.6: Taylor and Charlette M. Taylor, Trustees or their successors in trust, under the Taylor Family Living Trust dated October 18, 1999, and any amendments thereto, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.7: John R. Taylor and Sarah L. Taylor, Trustees of the John R. Taylor 2006 Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.8: The Board of County Commissioners of Stephens County, Oklahoma, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.9: ~~Jack B. Smith~~ and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.10: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

PRELIMINARY TITLE - TRACT 25

REQUIREMENT No.11: Submit for examination the valid recorded instrument that establishes legal access to the subject lands.

REQUIREMENT No.12: The undivided 5/108 interest in the subject lands owned by Carrol G. Enloe was sold for delinquent Ad Valorem Taxes by the County Treasurer's Resale Deed June 10, 2019 filed in the Office of the County Clerk of Stephens County June 12, 2019 and recorded in Book 5669 at Page 232. Either join Stephens County Oklahoma as a party to the Stephens County Oklahoma District Court Case CV-2019-110G or redeem the subject lands and add Carrol G. Enloe.

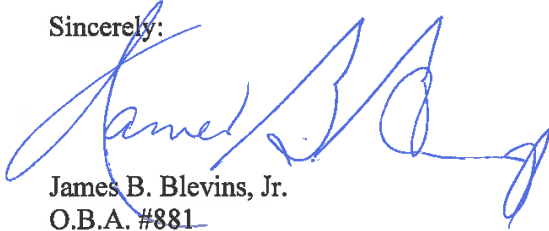
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmaturred special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmens' or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACT 26

PRELIMINARY TITLE - TRACT 26

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221323 (Tract 3)

The SW/4 NW/4 SE/4 of Section 14, Township 3 South Range 5 West, I.M.,
Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133922 & 133922-A last
certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

1.6672 acre or a 1/6 interest – Leroy L. Paschall, by virtue of a Warranty
Deed filed April 18, 1917 in Book 76 at Page 105;

1.667 acre or a 1/6 interest – Carol Shahandeh, by virtue of a Warranty Deed
filed June 3, 1974 in Book 1167 at Page 397 and an Affidavit of Successor
Trustee and Acceptance of Duties filed November 19, 2019 in Book 5745 at
Page 287;

.833 acre or a 1/12 interest – Charles Marshal Llewlyn, by virtue of a
Warranty Deed filed February 25, 1930 in Book 213 at page 399;

.833 acre or a 1/12 interest - Jane R. Neely, by virtue of a Warranty Deed
filed September 28, 1970 in Book 1060 at Page 50;

.417 acre or a 1/24 interest - Ronald Harshaw, by virtue of a Decree of
Distribution filed August 4, 2017 in Book 5339 at Page 278;

.417 acre or a 1/24 interest - Linda Anne Barnes for life of Mary Anne Barnes
then an undivided 1/48 interest upon the death of Mary Anne Barnes, by
virtue of a Final Decree filed in the Office of the Court Clerk of Stephens
County District Case NO. PB-2019-151 on November 7, 2019;

.417 acre or 1/24 interest - David Barnes for life of Mary Ann Barnes then an
undivided 1/48 interest upon the death of Mary Anne Barnes, by virtue of a
Final Decree filed in the Office of the Court Clerk of Stephens County District
Case NO. PB-2019-151 on November 7, 2019;

1/48 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

PRELIMINARY TITLE - TRACT 26

.138 acre or a 1/72 interest - Joe Mack Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

.138 acre or a 1/72 interest – Larry Don Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

.138 acre or a 1/72 interest – Mary Louise Vanlandingham, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

.556 acre or a 1/18 interest - Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

.556 acre or a 1/18 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

.556 acre or a 1/18 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

.556 acre or a 1/18 interest - Mary Lois Smith, by virtue of a Warranty Deed filed May 9, 1994 in Book 1919 at Page 247 and by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

.556 acre or a 1/18 interest - Cecelia D. Beck and J.W. Beck, Jr., by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

.185 acre or a 1/54 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

.185 acre or a 1/54 interest - Johnny Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

.185 acre or a 1/54 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

B) Mineral Ownership: The minerals have been omitted by request.

C) Mortgages: NONE

D) Taxes and Other Encumbrances:

2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

PRELIMINARY TITLE - TRACT 26

NONE

F) Does this property have a legal right of access?: NO

G) Advisory: NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

REQUIREMENT No.1: Leroy L. Paschall, Carol Shahandeh, Charles Marshal Llewlyn, Jane R. Neely, Ronald Harshaw, Linda Anne Barnes, Mary Ann Barnes, David Barnes, Dee Ann Joe Mack Howard, Larry Dean Howard, Mary Louise Vanlandingham, Mary Lois Smith, Cecelia D. Beck and J.W. Beck, Jr., Virginia Watson, Johnnie Watson, Jimmy Watson, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

REQUIREMENT No.6: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

REQUIREMENT No.7: Submit for examination the valid recorded instrument that establishes legal access to the subject lands.

REQUIREMENT No.8: Jack B. Smith and Mary Lois Smith received an undivided by the Deed as joint tenants. It is clear that Jack B. Smith is

PRELIMINARY TITLE - TRACT 26

deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.9: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.10: Leroy L. Paschall was the owner of an undivided 1/6 interest in the subject lands. A Quit Claim Deed from Cecil Wilder and Owen Wilder, her husband, is recorded in Book 550 at Page 355, granting to Shirley M. Paschall and Peggy S. Paschall all of her interest in the subject lands. Since no other persons with a like name own an interest in the subject lands it has been assumed that all of these people are the descendants of the record owner, even though no change in ownership is demonstrated. Submit for examination a valid recorded instrument determining the succession to this interest and further requirements will be made as necessary with all appropriate changes in the demonstration of ownership.

REQUIREMENT No.11: Charles Marshall Llewellyn was the owner of an undivided 1/12 interest in the subject lands by the Warranty Deed recorded in Book 213 at Page 399. A Journal Entry of Judgment in Stephens County Oklahoma District Court Case NO. C-72-139 quiets all of the right title and interest of Charles M. Llewellyn, III in the oil, gas and minerals of Nellie R. Llewellyn. This Order is not effective to establish the ownership in the surface since it did not reach that issue or establish that these were the same people. No change in ownership is shown for that reason. Submit for examination all of the valid recorded instruments that determines the successors of Charles Marshall Llewellyn and the ownership demonstration will be changed to show that and any further requirements will be made as necessary. In other abstracts his name is spelled Llewellyn.

REQUIREMENT No.12: A Tax Deed of an undivided ½ interest in the subject lands appears at 105 of the abstract. Generally speaking, this would pass all of the right title and interest to Manton Ralls. However, there are two problems with that answer. First, this deed does not address whose interest is being sold and second it conveys the interest to Manton Ralls the husband of Helen Bristow Ralls a co tenant. Oklahoma law is quite clear that a co-tenant, cannot acquire an interest by tax sale and divest their co-tenants of title. For these two reasons, no owner of record has been shown as being divested of their interest by this Tax Deed. Submit for examination a valid recorded Order from a Court of competent jurisdiction that establishes what if any interest

PRELIMINARY TITLE - TRACT 26

was addressed by this Tax Deed and further requirement will be made as necessary.

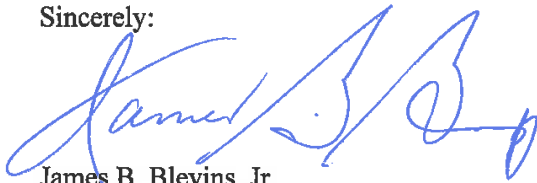
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmens' or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:

A handwritten signature in blue ink, appearing to read "James B. Blevins, Jr.", is written over the typed name.

James B. Blevins, Jr.

O.B.A. #881

George W. Velotta II

O.B.A. #9223

PRELIMINARY TITLE TRACT 27

PRELIMINARY TITLE - TRACT 27

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

August 23, 2022

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221328 (Tract 8)

The NE/4 NW/4 SE/4 of Section 13, Township3 South, Range 7 West, I.M.,
Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133927 & 133927-A last
certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to
such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

2.5 acre or 1/4 interest – Paul Mayer, by virtue of a Warranty Deed filed March
12, 1920 in Book 94 at Page 390 and a Guardians Deed filed March 12, 1920
in Book 107 at Page 5;

2.5 acre or 1/4 interest – William Mayer, by virtue of an Order filed June 10,
1920 in Book 34 at Page 396;

.625 acre or 1/16 interest - Linda Anne Barnes for life of Mary Anne Barnes,
then an undivided 1/32 interest upon the death of Mary Anne Barnes, by
virtue of a Final Decree filed in the Office of the Court Clerk of Stephens
County District Case NO. PB-2019-151 on November 7, 2019;

.625 acre or 1/16 interest - David Barnes for life of Mary Ann Barnes, then an
undivided 1/32 interest upon the death of Mary Anne Barnes, by virtue of a
Final Decree filed in the Office of the Court Clerk of Stephens County District
Case NO. PB-2019-151 on November 7, 2019;

1/16 interest – Dee Ann Walker upon the death of Mary Anne Barnes;

.625 acre or 1/16 interest - Ronald Harshaw, by virtue of a Decree of
Distribution filed August 4, 2017 in Book 5339 at Page 278;

.2083 acre or 1/48 interest - Joe Mack Howard, by virtue of a Final Decree
filed in the Office of the Court Clerk of Stephens County District Case NO.
PB-2010-6;

PRELIMINARY TITLE - TRACT 27

.2083 acre or 1/48 interest – Larry Don Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

.2083 acre or 1/48 interest – Mary Louise Vanlandingham, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

.138 acre or 1/72 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.138 acre or 1/72 interest – John Calvin Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.138 acre or 1/72 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.4166 acre or 1/24 interest - Mary Lois Smith, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.4167 acre or 1/24 interest - Cecelia D. Beck and J.W. Beck, Jr., by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a Deed filed December 18, 1984 in Book 1585 at Page 941;

.4167 acre 1/24 interest – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

.4167 acre or 1/24 interest – Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

4.167 acre or 1/24 interest – Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554.

B) Mineral Ownership: The minerals have been omitted by request.

C) Mortgages: NONE

D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

1.) NONE

F) Does this property have a legal right of access?: NO

G) Advisory: NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

PRELIMINARY TITLE - TRACT 27

REQUIREMENT No.1: Paul Mayer, William Mayer, Ronald Harshaw, Linda Anne Barnes, David Barnes, Dee Ann Walker, Mary Ann Barnes, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Virginia Watson, John Calvin Watson, Jimmie Watson, Mary Lois Smith, Cecelia D. Beck and J.W. Beck, Jr., all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

REQUIREMENT No.6: Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

REQUIREMENT No.7: Commencing at Page 3 of the abstract are various instruments purporting to convey the interest of the Allottee in the subject lands to various persons, though not uniformly. The plurality indicate that these lands were conveyed to R.S. Bristow and Paul Mayer, though both William Binder and William Mayer take in different instances. In any event no instrument establishing the successors of the Allottee was examined. Submit for examination the valid recorded instrument rendered by a Court of competent jurisdiction with Notice to the Appropriate Officer of the United States of America that establishes the successors of the Allottee.

REQUIREMENT No.8: Submit for examination the valid recorded instrument that establishes legal access to the subject lands.

REQUIREMENT No.9: Jack B. Smith and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and

PRELIMINARY TITLE - TRACT 27

his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.10: Obtain and file of record a Memorandum of Trust, for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

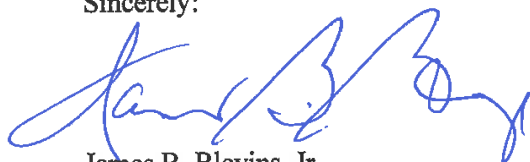
Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmens' or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223

PRELIMINARY TITLE TRACTS 28-30

PRELIMINARY TITLE - TRACTS 28-30

JAMES B. BLEVINS, JR

George W. Velotta II

Attorney at Law

P.O. Box 1565

Purcell, OK 73080

December 20, 2019

Hisey & Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20191559

The North 19.98 acres of Lot Two (2) and the Southwest 10 acres of Lot Two (2) and all of Lots Three (3) and Four (4) and the South Half of the Northwest Quarter (S½ NW¼) and the Northeast Quarter of the northeast Quarter of the Southwest Quarter (NE¼ NE¼ SW¼) of Section Three (3), Township Three (3) North, Range Seven (7) West of the Indian Meriden, Grady County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 19280 last certified to 12/16/19 at 07:59 PM by Cochran Abstract Co. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

¼ interest - Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1981, by virtue of a Final Decree filed May 16, 1989 in Book 2077 at Page 287.

¼ interest – Anne R. Green as Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 22, 1992 in Book 3355 at Page 413.

¼ interest - Rosemary R. Fair, as Trustee of the Rosemary R. Fair Revocable Trust, under Trust Agreement dated December 21, 2000, by virtue of a Quit Claim Deed filed March 1, 2002 in Book 3357 at Page 306.

1/12 Mary Lois Smith, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

1/12- Cecelia Beck and J.W. Beck as joint tenants, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

1/36 – Virginia Watson, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

PRELIMINARY TITLE - TRACTS 28-30

1/36 Johnny Watson, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

1/36 Jimmy Watson, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

- B) Mineral Ownership:
The minerals have been omitted by request.
- C) Mortgages:
NONE
- D) Taxes and Other Encumbrances:
2018 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended. 2019 Ad Valorem Taxes are currently due.
- E) Restrictive Covenants, Easements and Ordinances:
1) Electric easement in favor of Rural Electric Cooperative filed October 14, 2018 in Book 4126 at Page 5.
2) Statutory easement for roadway along Section line.
- F) Does this property have a legal right of access?: YES
- G) Advisory:
NONE
- H) Is the title marketable: Yes- upon fulfillment of the below requirements.
- I) Requirements:
REQUIREMENT No.1: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1981, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Anne R. Green as Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Rosemary R. Fair, as Trustee of the Rosemary R. Fair Revocable Trust, under Trust Agreement dated December 21, 2000, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
REQUIREMENT No.4: Mary Lois Smith, Cecelia Beck, J.W. Beck, Virginia Watson, Johnny Watson, Jimmy Watson, all single people, or joined by spouses, if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: A suit to partition the subject lands commences at Page 129 of the abstract. The suit was commenced by a Co-Trustee of the Anne R. Green Revocable Trust. No instrument was examined establishing the Co-Trustee with

PRELIMINARY TITLE - TRACTS 28-30

authority to act. Submit for examination all of the valid recorded instruments establishing the Co-Trustees authority

REQUIREMENT No.6: 2019 Ad Valorem Taxes are due and must be paid on or before closing.

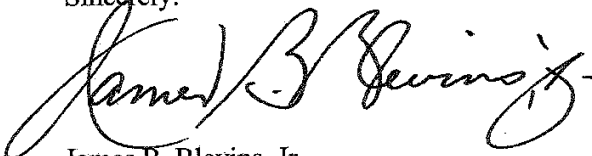
J) Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223



Tract 8



SCHRADER REAL ESTATE & AUCTION CO., INC.

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SchraderAuction.com

