

Cover page for:

Preliminary Title Insurance Schedules
(with copies of recorded exception documents)

Preliminary title insurance schedules prepared by:

American Abstract Company of McClain County
(File Number: 20250731)

Auction Tracts 1 & 2
(Kay County, Oklahoma)

For June 24, 2025 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Estate of Ruth Helen Steichen

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: American Abstract Company of McClain County, Inc.

Issuing Office: 138 W. Main St, Purcell, OK 73080

Issuing Office's ALTA® Registry ID: 0002360

Loan ID No.:

Commitment No.: 20250731-1

Issuing Office File No.: 20250731

Property Address: OK

1. **Commitment Date:** May 12, 2025 at 07:30 AM

2. **Policy to be issued:**

Proposed Amount of Insurance:

a. ALTA Owners Policy (07/01/2021)

Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement \$0.00

The estate or interest to be insured: Fee Simple

b. ALTA Loan Policy (7/1/2021)

Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, its successors and/or assigns as their respective interests may appear. \$0.00

The estate or interest to be insured: Fee Simple

3. **The estate or interest in the Land at the Commitment Date is:** Fee Simple.

4. **The Title is, at the Commitment Date, vested in:**

Ruth Helen Steichen, by a Final Decree recorded July 27, 2022 in Book 1912, page 99.

5. **The Land is described as follows:**

The Northwest Quarter of the Northwest Quarter of Section 12, Township 25 North, Range 1 East of the Indian Meridian, Kay County, State of Oklahoma.

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File No.: 20250731

010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)



SCHEDULE A

(Continued)

STEWART TITLE GUARANTY COMPANY

Gayle Helton

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

ESTIMATED

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File No.: 20250731

010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 20250731

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records
 - a. Warranty Deed from Ruth H. Steichen to Purchaser with contractual obligations under a Real Estate agreement.
 - b. Mortgage from Purchaser with contractual obligations under a Real Estate agreement to Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, securing the principal amount of \$0.00.
5. Execute, deliver and record an affidavit that complies with 60 Okla. Stat. § 121.
6. Lien Affidavit and Indemnity executed by seller(s), mortgagor(s) and/or contactor (if any) stating that all bills are paid for labor and/or materials which might form the basis for a materialman's or mechanic's lien. Or in the case of a non-builder seller, obtain a Seller's affidavit stating that there does not exist any outstanding court judgments, contracts, or liens, which may affect subject property.
7. In the event the proposed insured requires deletion of the general survey exception set forth in paragraph 5 of Schedule B – Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021) [the "Survey Standards"], including Items 1, 2, 4, 7, 8, 9, 10, 11, 16 and 18, as set forth in Table A of the Survey Standards.

Note: Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.

8. Obtain a Final Report for issuance of title policy.

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File No.: 20250731

010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)



SCHEDULE B PART I

(Continued)

9. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
10. Obtain a Uniform Commercial Code search as to current owner in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
11. Obtain a court search as to PURCHASE in County of property location, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
12. A Transcript of the Estate of Ruth Helen Steichen has been examined. Obtain and file of record all valid recorded Orders of the court in regards to the subject lands and further requirements will be made as necessary.
13. Record properly executed Release of Mortgage:

Mortgagor: Ruth Helen Steichen
Mortgagee: Bancfirst
Amount: [REDACTED]
Dated: 8/1/12
Filed: 8/6/12
Recorded: Book 1578 Page 799
Refiled August 24, 2012 in Book 1581, page 334;
Modification recorded May 10, 2018 in Book 1775, page 978;
Modification recorded October 7, 2019 in Book 1818, page 171;
Modification recorded January 23, 2020 in Book 1826, page 843;
Modification recorded July 20, 2020 in Book 1841, page 37;
Modification recorded February 26, 2021 in Book 1861, page 763;
Modification recorded September 20, 2021 in Book 1882, page 41.

14. File a satisfactory affidavit as provided in Title 16 Okl. St. §76(b)(2) to extinguish any claim to the "surface" title arising under the following "stray" instrument(s):

Assignment and Bill of Sale recorded September 5, 2012 in Book 1582, page 561.
Assignment and Bill of Sale recorded September 5, 2012 in Book 1582, page 511. Assignment and Conveyance recorded June 28, 2010 in Book 1496, page 987;
Assignment and Conveyance recorded June 28, 2010 in Book 1496, page 990;
Assignment and Conveyance recorded July 12, 2010 in Book 1497, page 951;
Right of Way Contract recorded August 21, 1997 in Book 989, page 305.

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010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 20250731

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not recorded by the Public Records.
3. Easements, or claims of easements, not recorded by the Public Records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not recorded by the Public Records.
6. Taxes or assessments which are not recorded as existing liens by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable.
9. Water rights, claims or title to water, whether or not shown by the public records.
10. Transmission Line Easement in favor of Western Farmers Electric Cooperative recorded December 30, 2013 in Book 1631, page 543. (Section 12)
11. Easement Agreement in favor of International Energy Company, LLC recorded August 13, 2014 in Book 1652, page 521. (Section 12)

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010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



SCHEDULE B PART II

(Continued)

12. Section line road easement created under Title 43 USC Section 1095 and any rights therein granted to others by the Board of County Commissioners of the county in which the Land is located or by the city in which the Land is located.

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010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)





ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

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

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County,
Inc.



Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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010-UN ALTA Commitment for Title Insurance (07-01-2021)



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

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010-UN ALTA Commitment for Title Insurance (07-01-2021)



5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

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

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

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

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

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

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, 1980 Post Oak Blvd, Suite 800, Houston, TX 77056.

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010-UN ALTA Commitment for Title Insurance (07-01-2021)





1-2013-011982 12/30/2013 10:02 am
Book 1631 Pg 0543-0547
Fee: \$ 21.00 Doc: \$ 0.00
Tammy Reese - Kay County Clerk
State of Oklahoma

TRANSMISSION LINE EASEMENT

The Grantor herein so styled, RUTH HELEN STEICHEN, OF 6151 WEST FOUNTAIN ROAD, PONCA CITY, OK 74601 for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey to WESTERN FARMERS ELECTRIC COOPERATIVE, a cooperative corporation organized under the laws of the State of Oklahoma (hereinafter called the "Cooperative"), and to its successors and assigns, a perpetual easement and right to enter upon the land of the Grantor, situated in the County of KAY, State of Oklahoma, further described as:

THE NORTH ONE-HUNDRED (100) FOOT OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE ONE (1) EAST OF THE INDIAN MERIDIAN, KAY COUNTY, STATE OF OKLAHOMA.

to erect, operate, maintain, repair, rebuild, replace and patrol on said land and in and upon all streets, roads, or highways abutting said lands, one (1) electric transmission line and appurtenant signal lines, poles, towers, wires, cables and appliances necessary in connection therewith, together with the right of ingress, egress and regress to, over and from said lands, for doing anything necessary or useful to the enjoyment of the easement herein granted. Specifically included in this electric transmission line easement for the useful enjoyment thereof is the Cooperative's perpetual right to trim, clear and remove brush, timber, structures, improvements and anything deemed by the Cooperative to be a hazard, or potential hazard, located within the (100) foot easement, said decision to be exclusively that of the Cooperative.

The Grantor hereby agree that they will not construct, nor permit to be constructed, any ponds, lakes, buildings, structures or other improvements upon, over or across said easement without the written consent of the Cooperative, or permit any construction activity or installation that will violate any national, state, city or other code applicable to the electric transmission line(s) or related facilities situated on said easement. Any improvements or structures placed or erected on the easement without the express written consent of the Cooperative shall be considered an encroachment thereon, strictly prohibited, and subject to removal by or at the direction of the Cooperative.

The Grantor compensation as referenced herein includes payment for the easement, original construction damages, and payment for trees or all timber, including danger timber, as designated by the Cooperative, on or adjacent to said easement. In addition, the Cooperative agrees to pay actual damages to crops, grass and fences occasioned by the operation, maintenance, repair, rebuild, replacement and patrol of said electric transmission line.

The Grantor further agree that all poles, wires and facilities installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative and are removable at the option of the Cooperative.

The Grantor covenant to and with the Cooperative that subject to existing easements and encumbrances of record covering the land hereinabove described, the Grantor are lawfully seized and possessed of said land and have the lawful right and power to grant, bargain, sell and convey said perpetual easement as described herein and right to enter upon the lands described herein for the purposes stated.

Exhibit (A) is attached to this easement agreement and made a part of such agreement.

More particularly described on attached plat known as exhibit (B) to this easement agreement and made a part of such agreement.

IN WITNESS WHEREOF, the Grantor(s) have executed this instrument on the 22nd day of October, A.D., 2013.

Ruth Helen Steichen
RUTH HELEN STEICHEN

ACKNOWLEDGMENT

STATE OF Oklahoma COUNTY OF Kay

On the 22nd day of Oct, A.D., 2013, before me, a Notary Public in and for said county and state, personally appeared Ruth Helen Steichen to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Given under my hand and seal the day and year last above written.

Courtney Harvey
Notary Public

(SEAL)

My Commission Expires: 7/11/15

After recording please return to Harvey Land Inc. @ P.O. Box 36, Lookeba, OK 73053

BOOK 1631 PAGE - 543

Exceptions
#10

EXHIBIT (A)

The aforesaid Easement is granted subject to the following terms, stipulations and conditions all of which are hereby covenanted and agreed to by Grantor and Grantee (Cooperative) and shall be covenants that run with the land and binding upon and enforceable against Grantor and Grantee (Cooperative) and their successors and assigns. By acceptance of any of the benefits under this Agreement, including without limitation, the grant of the Easement herein, Grantee (Cooperative) together with its successors and assigns shall be deemed to have agreed to be bound in all respects by the covenants applicable to Grantee (Cooperative) hereunder.

The liabilities and responsibilities of Grantor and Grantee (Cooperative) for claims for damages and losses relating to the Easement are described in paragraphs below:

1. Grantee will pay all reasonable costs and expenses (including reasonable attorneys' fees) that result from Grantee's, or anyone acting on the Grantee's behalf, use of the Easement Area, including, but not limited to, damages to Grantor's crops, pastures, drainage systems, produce, natural springs, water wells, ground water, livestock, bridges, lanes, improvements, equipment, fences, structures, terraces, waterways, and timber except to the extent the damages are caused by the gross negligence or willful gross misconduct of Grantor.
2. Grantee shall have the right to construct permanent gate structures in any fence in order to obtain access to the Easement Area, and Grantee shall repair all such fences to at least their original condition promptly upon completion of construction on Grantor's Property. Before a fence is cut it shall be supported by an H-Frame brace on either side of contemplated opening. All fences which are cut or disturbed shall be repaired in a good and workmanlike manner acceptable to Grantor and shall be equal or better in quality than the existing fence. Grantee will be responsible for keeping all fences closed during construction and maintenance of the transmission line. If Grantor or assigns' cattle escape from the premises as a result of construction or maintenance of said line, Grantee will be responsible for all expenses in securing the livestock back on the Property and any and all related actions arising from such occurrence(s).
3. Provided its use of the Easement does not in any manner interfere in any material respect with or prevent the exercise by Grantee of its rights hereunder, or create an actual or potential hazard to the transmission line or its appurtenances, Grantor, his successors, heirs or assigns, reserves the right to farm, graze and otherwise fully use and enjoy the Easement; provided, however, that Grantee shall have the right hereafter to cut, keep clear and remove all trees, brush, structures and other obstructions or facilities in the Easement Area being conveyed that are reasonably deemed by Grantee to injure, endanger or interfere in any manner with the proper and efficient construction, use, inspection or maintenance of the transmission line as long as Grantor is notified prior to any clearing or removal operations and Grantor is properly compensated for any additional damage done to the Easement Area. Further, in the event of a dispute between Grantor and Grantee regarding Grantee's decision that a proposed or actual use by Grantor constitutes an unauthorized or disallowed use under this paragraph, the parties agree to submit the issue to a mediator agreed upon by Grantor and Grantee with the costs of its mediation to be paid one half each by Grantor and Grantee. If an agreed upon resolution is not reached, the parties may submit the issue to the applicable Court.
4. Grantee, at its expense, will remove all trash, cans, waste materials and other debris ("Debris") within (90) days after completion of construction of the transmission line in the Easement Area and within (90) days after any other subsequent work performed by Grantee in the Easement Area. If such Debris is not removed within such time period, Grantee will reimburse Grantor for all expenses incurred by Grantor to remove such Debris.
5. Grantee, at its expense, agrees to reseed and fertilize as many times as necessary, with the same native grass or improved pasture grass existing on the Property, to reestablish after construction a substantial stand on the Easement Area crossing any pasture land portion of Grantor's Property.
6. Except in case of emergency, ingress and egress to the Easement Area shall be limited to its terminal (entry and exit) points and existing public roadways unless otherwise agreed to in writing between Grantor and Grantee.
7. Should there be any terraces or conservation structures on the Property which are crossed by the Easement Area, and then all such terraces or conservation structures shall be replaced and reconstructed to their pre-construction condition. All such work shall be at the Grantee's sole expense.
8. All waterways crossed by the Easement Area shall be reconstructed and reseeded as many times as necessary to return the waterways to their pre-construction condition. All such work shall be at the Grantee's sole expense.

9. Any erosion damage (including, but not limited to, natural spring flow) occurring inside or outside of the subject Easement Area, which is caused by the construction, maintenance or operation of the transmission line shall be promptly repaired by Grantee at its expense for so long as the easement remains in effect. Grantor agrees to provide Grantee with access to the lands, where erosion has occurred outside the Easement, without delay or additional access cost to repair such erosion.
10. Grantor shall not install other transmission lines and utility lines across the Easement Area unless such installation complies with applicable laws and regulations and does not interfere or conflict with Grantee's rights hereunder. Prior to construction of such transmission lines and utility lines across the Easement Area, Grantor shall provide to Grantee for its review and approval detailed plans for the construction of such transmission lines or utility lines.
11. Within (90) days following completion of construction, Grantee shall file with the county clerk of the county where the Property is located an "as built survey" drawing reflecting the actual location of the transmission line. The permanent Easement Area shall solely exist. The filing made by Grantee with respect to the "as built survey" shall reference this Agreement and shall, if accurate, for all purposes, establish the location of the Easement.
12. Within (180) days after installation of said transmission line, weather and soil conditions permitting, Grantee shall repair and restore the Easement Area nearly as possible to its original condition and contour to maintain the surface in order to prevent erosion. In connection with such maintenance Grantee agrees to reseed and/or resod as necessary to restore land to original condition. Grantee shall bear all the expense to satisfy these obligations.
13. Grantee, on its own behalf and on behalf of its successors, assigns, contractors and independent contractors (collectively the "Indemnitors") agree to hold harmless, defend, and indemnify Grantor, its lessees, invitees, permittees, successors and assigns (collectively the "Indemnitees") from and against any and all claims, losses, damages, costs and expenses incurred by Indemnitees (including without limitation, those incurred in enforcing Indemnitors' obligations hereunder) as a result of any Indemnitor's construction, use, operation or maintenance of a transmission line on the Easement Area or any other authorized or unauthorized use of the Easement Area by any one of the Indemnitors.
14. Grantee hereby agrees to pay for all additional crop, surface, erosion, and ground water (including natural springs) damages caused by its repair, maintenance or other operations which occur in the future after the initial construction of said transmission line. Said amount of additional damages to be paid by Grantee to Grantor shall be the actual damages per occurrence.
15. Should the Grantee decide to abandon the improvements in the Easement Area, the Grantee may, at its option, either leave the improvements in place or remove them. In the event the Grantee elects to remove the improvements, the Grantee shall restore the Easement Area as nearly as practicable to its condition prior to removal. In the event the Grantee elects to abandon the improvements in place, the Grantee shall comply with all laws, rules, and regulations relating to such abandonment applicable at that time. In either event, Grantee will send to Grantor (or the current owner of the Easement Area) written notice of Grantee's intent and a date by which the improvements in the Easement Area will be abandoned.
16. If Grantee fails (i) to satisfy and discharge in any respect any of its undertakings, duties, and/or obligations provided in this Easement in accordance with this Easement and (ii) to promptly undertake and diligently prosecute all appropriate measures to promptly and correctly remedy and cure such failure after Grantee's receipt of written notice of such failure from Grantor, then in addition to all other damages, remedies, rights, and recourses available under this Easement and/or applicable law to Grantor, Grantor shall be entitled to receive from Grantee, and Grantee shall promptly pay to Grantor, all of Grantor's reasonable attorneys' fees incurred by or with respect to that failure and/or related to Grantor's enforcement of Grantor's rights and remedies under this Easement and/or applicable law.
17. Any payment hereunder may be made or mailed to Grantor at the address fore mentioned.
18. All obligatory notices under this Agreement shall be in writing, addressed to the addresses first set forth fore mentioned and be delivered by certified mail, postage prepaid, and return receipt requested, next business day delivery via a reputable national courier service, regular United States mail, facsimile, e-mail or hand delivery. A party may change its address for notice by giving written notice of such change to the other party.
19. This Agreement shall be binding upon and enforceable against Grantor and Grantee and their respective heirs, executors, administrators, successors and assigns. The Easement granted hereby shall create a covenant and burden upon the Property and running therewith.

20. It is agreed that this Agreement constitutes the entire agreement between the parties and that no other agreements have been made modifying, adding to or changing the terms of the same. This Agreement shall not be abrogated, modified, rescinded or amended in whole or in part without the consent of Grantor and Grantee, in writing and executed by each of them, and duly recorded in the appropriate real property records.
21. The terms and conditions of the Easement granted herein shall be subject to all applicable laws, regulations and permit conditions.
22. This Agreement may be executed in counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall together constitute one and the same instrument.
23. The rights granted hereby to Grantee may be assigned by Grantee in whole, in Grantee's sole discretion.
24. This Agreement shall be governed by the law of the State of Oklahoma.

IN WITNESS WHEREOF, Grantor has executed this Agreement as of this 22nd day of October, 2013.

GRANTOR:
Print Name: RUTH HELEN STEICHEN

GRANTOR:
Print Name: _____

Sign Name: Ruth Helen Steichen

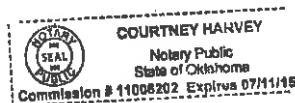
Sign Name: _____

ACKNOWLEDGMENT

STATE OF Oklahoma; COUNTY OF May;

On this 22nd day of Oct. in the year 2013, before me, the undersigned notary public, personally appeared Ruth Helen Steichen and us, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

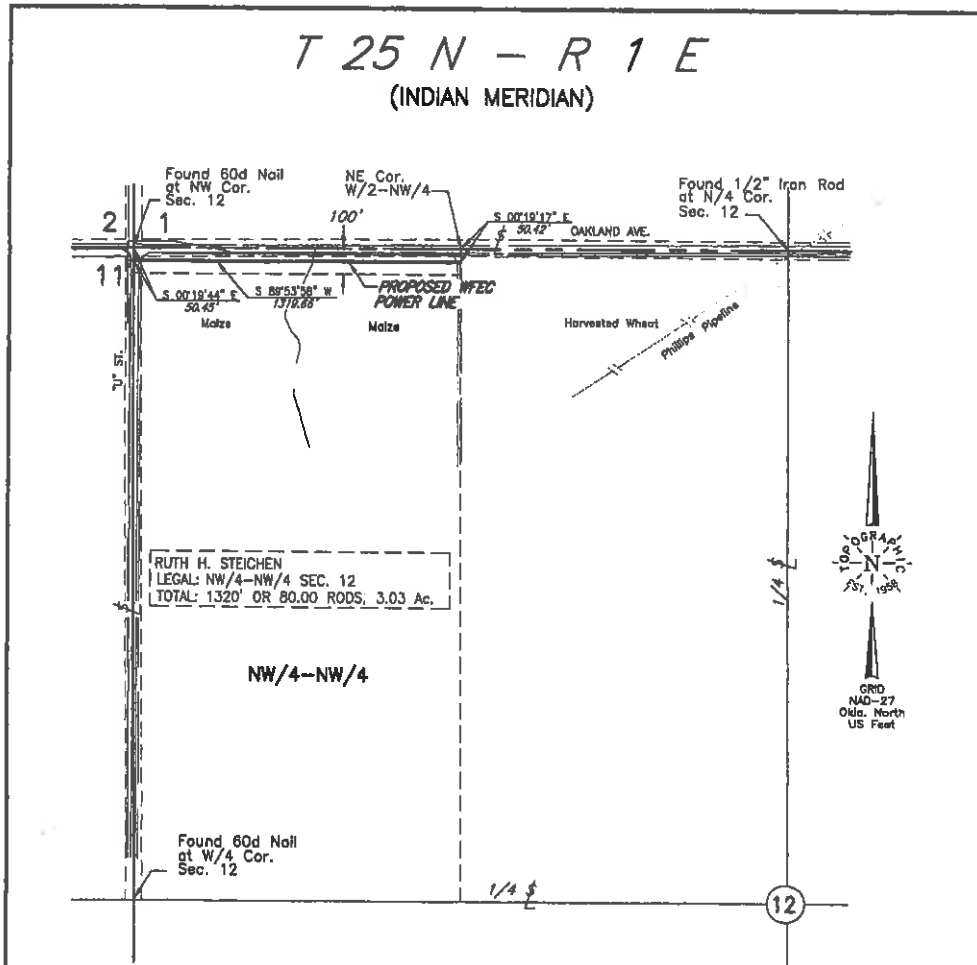
In Witness Whereof, I hereunto set my hand and official seal. The foregoing instrument was acknowledged before me this 22nd day of Oct., 2013.



(SEAL)
My commission expires: 7/11/15

Courtney Harvey
Notary Public

Exhibit "A"



CENTERLINE DESCRIPTION: (PROPOSED 100' WIDE EASEMENT)

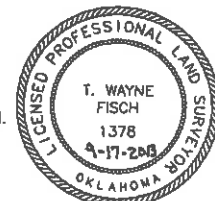
Proposed easement being 100 feet in width, being 50 feet on each side of the following described centerline:
 BEGINNING at a point S 00°19'17" E a distance of 50.42 feet from the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 12, T25N - R1E, of the Indian Meridian, Kay County, Oklahoma;
 THENCE S 89°53'58" W, a distance of 1319.86 feet to and ending at a point S 00°19'44" E, a distance of 50.45 feet South of the Northwest Corner of said Section 12. Said easement containing 3.03 Acres of land as surveyed.

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SURVEYOR'S CERTIFICATE:

I, T. Wayne Fisch, Oklahoma Licensed Professional Land Surveyor, No. 1378, do hereby certify that this plat represents the results of a survey made on-the-ground.

T. Wayne Fisch, P.L.S. No. 1378



2	GENERAL REV.	9/12/2013	JAL	This plat was prepared exclusively for WESTERN FARMERS ELECTRIC COOP ANADARKO, OKLAHOMA and may not be relied upon by any other entity without the written consent of Topographic Land Surveyors of Oklahoma. SURVEYING AND MAPPING BY TOPOGRAPHIC LAND SURVEYORS OF OKLAHOMA 6709 N. Classen, Okla. City, OK. 73116 (405) 843-4867 Certificate of Authorization No. 1293	SCALE: 1" = 500'
1	Correction	9/6/2013	JAL		DATE: 9/5/2013
NO.	REVISION	DATE	BY		FILE: P2468B12.DWG
SURVEY BY: JF 7/8/2013					DRAWING NUMBER: 123092-P2-468-B12
DRAWN BY: JAL					SHEET 12 OF 15
APPROVED BY: WF					



I-2014-008977 08/13/2014 9:12 am
Book 1652 Pg 0521-0525
Fee: \$ 21.00 Doc: \$ 0.00
Tammy Reese - Kay County Clerk
State of Oklahoma

EASEMENT AGREEMENT

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration and the covenants herein, the sufficiency of the consideration and covenants being acknowledged as good and sufficient consideration (collectively, the "Consideration"), Ruth Helen Steichen, whose mailing address is 6151 W. Fountain Road, Ponca City, OK 74601 (hereinafter called "Grantor") does hereby grant, sell, convey unto International Energy Company, LLC, whose mailing address is 1801 E. 71st Street, Tulsa, OK 74136, its successors and assigns (hereinafter called "Grantee"), a forty (40) year easement (the "Easement"), with reasonable renewal provisions at the end of the initial term, for the sole purposes, in connection with operation of certain oil and gas leases operated by Grantee, of surveying, laying, constructing, inspecting, maintaining, operating, repairing, replacing with same size pipe or a smaller size pipe, altering, reconstructing, removing, and abandoning one pipeline only, together with all fittings, cathodic protection equipment, pipeline markers and all other equipment and appurtenances thereto (collectively, the "Pipeline") (it being expressly understood, however, that this Easement is not a multi-use easement and shall not give Grantee the right to construct or operate above-ground facilities of any kind (unless expressly set for them in this agreement), for the specific transportation of natural gas in such pipeline within one trench through a strip of land forty feet (40 ft) in width, (the "Easement Area"), located on real property situated in the County of Kay, State of Oklahoma owned by Grantor and described as follows:

- The West line of the E/2 SE/4 of Sec. 14-25N-1E (the "Property")
- The West line of the E/2 NE/4 of Sec. 14-25N-1E (the "Property")
- The West line of the SE/4 SE/4 of Sec. 11-25N-1E (the "Property")
- The West line of the NE/4 SE/4 of Sec. 11-25N-1E (the "Property")
- The West line of the SE/4 NE/4 of Sec. 11-25N-1E (the "Property")
- The West line and the North line of the NE/4 NE/4 of Sec. 11-25N-1E (the "Property")
- The North line of the NW/4 NW/4 of Sec. 12-25N-1E (the "Property")

The aforesaid Easement is granted subject to the following terms, stipulations and conditions all of which are hereby covenanted and agreed to by Grantor and Grantee and shall be covenants that run with the land and binding upon and enforceable against Grantor and Grantee and their successors and assigns. By acceptance of any of the benefits under this Agreement, including without limitation, the grant of the Easement herein, Grantee together with its successors and assigns shall be deemed to have agreed to be bound in all respects by the covenants applicable to Grantee hereunder.

1. The liabilities and responsibilities of Grantor and Grantee for claims for damages and losses relating to the Easement or the Easement Area are described in subparagraphs A and B below:
 - A. Grantee will pay all reasonable costs and expenses (including, reasonable attorneys' fees) that result from Grantee's, or anyone acting on the Grantee's behalf, use of the Easement Area, including, but not limited to, damages caused by petroleum leaks and spills (including any substances transported through the pipeline), and damages to Grantor's crops, pastures, drainage systems, produce, natural springs, water wells, ground water, livestock, bridges, lanes, improvements, equipment, fences, structures, terraces, waterways or timber, except to the extent the damages are caused by the gross negligence or willful gross misconduct of Grantor.
 - B. Grantor waives any claims, now and in the future, that challenge the validity of this Easement or that seek additional compensation relating to the grant of the Easement.

2. Grantee shall have the right to cut all fences to have access to the Easement Area for construction purposes only, and Grantee shall repair all such fences to at least their original condition promptly upon completion of construction on Grantor's Property. Before a fence is cut it shall be supported by an H-Frame brace on either side of contemplated opening. All fences which are cut or disturbed shall be repaired in a good and workmanlike manner acceptable to Grantor and shall be equal or better in quality than the existing fence. Grantee will be responsible for keeping all fences closed during construction and maintenance of the Pipeline. If Grantor or assign's cattle escape from the premises as a result of construction or maintenance of said line, Grantee will be responsible for all expense in securing the livestock back on the Property and any and all related actions arising from such occurrence(s).
3. Provided its use of the Easement does not in any manner interfere in any material respect with or prevent the exercise by Grantee of its rights hereunder, or create an actual or potential hazard to the pipeline or its appurtenances Grantor, its successors, heirs or assigns, reserve the right to farm, graze and otherwise fully use and enjoy the Easement; provided, however, that Grantee shall have the right hereafter to cut, keep clear and remove all trees, brush, structures and other obstructions or facilities in the Easement Area being conveyed that are reasonably deemed by Grantee to injure, endanger or interfere in any manner with the proper and efficient construction, use, inspection or maintenance of the Pipeline as long as Grantor is notified prior to any clearing or removal operations and Grantor is properly compensated for any additional damage done to the Easement Area or adjacent property. Further, in the event of a dispute between Grantor and Grantee regarding Grantee's decision that a proposed or actual use by Grantor constitutes an unauthorized or disallowed use under this paragraph, the parties agree to submit the issue to a mediator agreed upon by Grantor and Grantee with the costs of its mediation to be paid one half each by Grantor and Grantee. If an agreed upon resolution is not reached, the parties may submit the issue to the applicable Court.
4. Grantee, at its expense, will remove all trash, cans, waste materials and other debris ("Debris") within five days after completion of construction of the Pipeline in the Easement Area within five days after any other subsequent work performed by Grantee in the Easement Area. If such Debris is not removed within such time period, Grantee will reimburse Grantor for all expenses incurred by Grantor to remove such Debris.
5. Grantee, at its expense, agrees to reseed and fertilize as many times as necessary, with the same native grass or improved pasture grass, existing on the Property to re-establish after construction a substantial stand on the Easement Area crossing any pasture land portion of Grantor's Property.
6. Except in case of emergency, ingress and egress to the Easement Area shall be limited to its terminal (entry and exit) points and existing public roadways unless otherwise agreed to in writing between Grantor and Grantee.
7. The Pipeline in the Easement Area shall be installed at a minimum depth of 48", measured from the top of the pipe to the surface of the ground and will meet or exceed applicable regulations for depth of cover.

8. During installation of the pipeline, as applicable, topsoil shall be stripped and stockpiled in a windrow along the right of way and replaced to pre-existing depths. Any excess subsoil or rocks in size exceeding 2" and exposed to the surface due to construction activity shall be removed from the easement to a location designated by or approved by the Grantor.
9. Should there be any terraces or conservation structures on the Property which are crossed by the Easement Area, then all such terraces or conservation structures shall be replaced and reconstructed to their pre-construction condition. All such work shall be at the Grantee's sole expense.
10. All waterways crossed by the Easement Area shall be reconstructed and reseeded as many times as necessary to return the waterways to their pre-construction condition. All such work shall be at the Grantee's sole expense.
11. Any erosion damage (including but not limited to, natural spring flow) occurring inside or outside of the subject Easement Area which is caused by the construction, maintenance or operation of the Pipeline shall be promptly repaired by Grantee, at its expense for so long as the Easement remains in effect. Grantor agrees to provide Grantee with access to the lands, where erosion has occurred outside the Easement, without delay or additional added cost to repair such erosion.
12. Grantor shall not install other pipelines and utility lines across the Easement Area unless such installation complies with applicable laws and regulations and does not interfere or conflict with Grantee's rights hereunder. Prior to construction of such pipelines and utility lines across the Easement Area, Grantor shall provide to Grantee for its review and approval detailed plans for the construction of such pipeline or utility lines.
13. No permanent above-ground equipment or appurtenances of any kind are to be placed by Grantee on said Easement Area except fence line markers.
14. Within five days following completion of construction, Grantee shall file with the county clerk of the county where the Property is located an "as built survey" drawing reflecting the actual location of the Pipeline. The filing made by Grantee with respect to the "as built survey" shall reference this Agreement and shall, if accurate, for all purposes, establish the location of the Easement.
15. Within sixty (60) days after installation of said Pipeline, weather and soil conditions permitting, Grantee shall repair and restore the Easement Area as nearly as possible to its original condition and contour and maintain the surface to prevent erosion and/or backfill sinking below original ground level in the Easement Area for a continuing period of at least 10 years subsequent to completion of the Pipeline construction, to the extent that such maintenance shall be for only those contour, backfill sinking and other surface issues that are a direct result of the installation of the pipeline or due to the presence of the pipeline. In connection with such maintenance Grantee agrees to reseed and/or re-sod as necessary to restore land to original condition. Grantee shall bear all the expense to satisfy these obligations.
16. Grantee, on its own behalf and on behalf of its successors, assigns, contractors and independent contractors (collectively the "Indemnitors") agree to hold harmless, defend, and indemnify

Grantor, its lessees, invitees, permittees, successors and assigns (collectively the "Indemnitees") from and against any and all claims, losses, damages, costs and expenses incurred by Indemnitees (including without limitation, those incurred in enforcing Indemnitors' obligations hereunder) as a result of any Indemnitors construction, use, operation or maintenance of a pipeline on the Easement Area or any other authorized or unauthorized use of the Easement Area by any one of the Indemnitors.

17. Grantee hereby agrees to pay for all additional crop, surface, erosion, and ground water (including natural springs) damages caused by its repair, maintenance or other operations which occur in the future after the initial construction of said pipeline. Said amount of additional damages to be paid by Grantee to Grantor shall be the actual damages per occurrence.
18. Should the Grantee decide to abandon the improvements in the Easement Area, the Grantee may, at its option, either leave the improvements in place or remove them. In the event the Grantee elects to remove the improvements, the Grantee shall restore the Easement Area as nearly as practicable to its condition prior to removal. In the event the Grantee elects to abandon the improvements in place, the Grantee shall comply with all laws, rules and regulations relating to such abandonment applicable at that time. In either event, Grantee will send to Grantor (or the current owner of the Easement Area) written notice of Grantee's intent and a date by which the improvements in the Easement Area will be abandoned.
19. If Grantee fails (i) to satisfy and discharge in any respect any of its undertakings, duties, and/or obligations provided in this Easement in accordance with this Easement and (ii) to promptly undertake and diligently prosecute all appropriate measure to promptly and correctly remedy and cure such failure after Grantee's receipt of written notice of such failure from Grantor, then in addition to all other damages, remedies, rights, and recourses available under this Easement and/or applicable law to Grantor, Grantor shall be entitled to receive from Grantee, and Grantee shall promptly pay to Grantor all of Grantor's reasonable attorneys' fees incurred by or with respect to that failure and/or related to Grantor's enforcement of Grantor's rights and remedies under this Easement and/or applicable law.
20. Any payment hereunder may be made or mailed to Grantor at the address shown above.
21. All obligatory notice under this Agreement shall be in writing, addressed to the addresses first set forth above and be delivered by certified mail, postage prepaid, and return receipt requested, next business day delivery via a reputable national courier service, regular United States mail, facsimile, e-mail or hand delivery. A party may change its address for notice by giving written notice of such change to the other party.
22. This Agreement shall be binding upon and enforceable against Grantor and Grantee and their respective heirs, executors, administrators, successors and assigns. The Easement granted hereby shall create a covenant and burden upon the Property and running therewith.
23. It is agreed that this Agreement constitutes the entire agreement between the parties and that no other agreements have been made modifying, adding to or changing the terms of the same. This Agreement shall not be abrogated, modified, rescinded or amended in whole or in part without the consent of Grantor and Grantee, in writing and executed by each of them, and duly recorded in the appropriate real property records.

24. The terms and conditions of the Easement granted herein shall be subject to all applicable laws, regulations and permit conditions.
25. This Agreement may be executed in counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall together constitute one and the same instrument.
26. The rights granted hereby to Grantee may be assigned by Grantee in whole, in Grantee's sole discretion.
27. This Agreement shall be governed by the law of the State in which the Easement Area is situated.

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 7th day of August 2014.

GRANTOR: Ruth Helen Steichen

Sign Name: Ruth Helen Steichen
Ruth Helen Steichen

STATE OF OKLAHOMA

COUNTY OF Kay

Before me, a Notary Public in and for said County and State, on the 7th day of August, 2014, personally appeared Ruth Helen Steichen to me personally known to be the identical person who executed the foregoing instrument, and acknowledged that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Carla Douglas
NOTARY PUBLIC

My Commission No. 13011442

Address:
1801 E 71st St.
Tulsa OK 74136

My Commission Expires:
12-26-2017
(Seal)

BOOK 1652 PAGE 525

Sheet No. 408

SECURITY ABSTRACT COMPANY