

Parsons Law Firm, PLLC

Thad B. Parsons
580-256-9000
admin@tparsonslaw.com



P.O. Box 1014
801 B Main Street
Woodward, OK 73802

March 24, 2026

Alliant National Title Insurance Company
c/o Goetzinger Abstract & Title Co., Agent
824 Main Street
Woodward, OK 73801

Title Opinion No. KH-62

RE: PRELIMINARY TITLE OPINION TO:

The SURFACE ONLY of the South Half of the Southeast Quarter (S/2 SE/4) and the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Fourteen (14), Township Twenty-three (23) North, Range Eighteen (18) West of the Indian Meridian, Woodward, County, Oklahoma; and,

The SURFACE ONLY of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4), and all that part of the Northeast Quarter (NE/4) lying North of County Road D0385, in Section Twenty-three (23), Township Twenty-three (23) North, Range Eighteen (18) West of the Indian Meridian, Woodward, County, Oklahoma, according to the recorded plat thereof.

For: Robert J. Kee and Suzanne R. Kee Family Revocable Trust Auction - Tract 4

Gentlemen:

Pursuant to your request, we have examined abstracts of title to the captioned real estate as follows:

Abstract No.	-	27911
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	Inception
Certified to	-	March 12, 2026
Dated on	-	March 18, 2026

From such examination made, we find title to the captioned real estate as of the date of the abstracter's final certificate and subject to the following comments, criticisms, and requirements, vested as follows:

in -- Michael E. Kee, as to the E/2 NE/4 of 23-23N-18WIM; and

in -- Elizabeth Parsons, Successor Trustee of the Robert J. Kee and Suzanne R. Kee Family Revocable Trust, dated the 5th day of February, 2021, as to the remaining captioned real estate.

COMMENTS, CRITICISMS AND REQUIREMENTS

A. TITLE

(1) Title to the above captioned real estate is as shown above by virtue of several instruments. First, there appears a Warranty Deed covering the E/2 NE/4 of the captioned real estate, executed by Robert J. Kee and Suzanne Ruth Kee, husband and wife, in favor of Michael E. Kee. This deed, dated March 25, 2005, was filed April 25, 2005, in Book 1921 on Page 107 of the records of the Woodward County Clerk, and can be found on page 148 of the abstract. Prior to this deed, Robert J. Kee and Michael E. Kee each owned an undivided 1/2 interest in all of the captioned real estate.

Next, is a Deed Without Warranty executed by Robert J. Kee and Suzanne R. Kee, husband and wife, in favor of Robert J. Kee and Suzanne R. Kee, Trustees of the Robert J. Kee and Suzanne R. Kee Revocable Trust, dated the 5th day of February, 2021. This deed, dated February 5, 2021, was filed February 11, 2021, in Book 2486, Page 327 of the records of the Woodward County Clerk, and can be found on page 168 of the abstract.

On page 212 of Abstract 27911 is an Affidavit of Successor Trustee, dated December 1, 2025, executed by Elizabeth Parsons, and stating that Robert J. Kee and Suzanne R. Kee are both deceased, and that Elizabeth Parsons is the named Successor Trustee; and that no estate taxes were due by reason of their deaths. This Affidavit was filed December 30, 2025 in Book 2636 on Page 691 of the records of the Woodward County Clerk. Attached to the affidavit are certified copies of the death certificates of Robert J. Kee and Suzanne R. Kee.

REQUIREMENT: Any deed, mortgage or other instrument covering the captioned real estate must be executed by Michael E. Kee, with his marital status reflected in the body of the instrument. If Michael E. Kee is married, his spouse must join in the execution of any such instrument.

REQUIREMENT: Any deed, mortgage or other instrument covering the captioned real estate must be executed by Elizabeth Parsons, Successor Trustee of the Robert J. Kee and Suzanne R. Kee Family Revocable Trust, dated the 5th day of February, 2021.

(2) On page 209 of Abstract 27911 is a Notice of Leasehold Interest, executed by Kee Cattle Company, LLC and signed on behalf of this limited liability company by Michael Kee, Manager. This notice refers to a lease of the surface of the captioned real estate with The Robert J. Kee and Suzanne R. Family Revocable Trust, dated the 5th day of February, 2021. This lease notice was filed May 25, 2023 in Book 2565 on Page 252 of the records of the Woodward County Clerk. This lease's initial term was for one year but contained provisions for it to automatically renew upon payment of the lease rent.

REQUIREMENT: You should obtain and file a termination of this lease.

B. MORTGAGES

(3) Beginning on page 158 of Abstract 27911, there appears a Mortgage covering the above captioned real estate executed by Michael E. Kee and Vicky L. Kee, husband and wife; and by Robert J. Kee and Suzanne R. Kee, husband and wife, in favor of Stride Bank N.A. This mortgage, dated November 1, 2016, was given to secure one promissory note in the principal amount of [REDACTED] with a maturity date of December 1, 2036, and was filed November 2, 2016 in Book 2346 on Page 663 of the records of the Woodward County Clerk.

REQUIREMENT: This mortgage appears to be a FIRST mortgage lien against the captioned real estate in favor of Stride Bank, N.A. and must be released of record at or prior to closing. Any such release must be executed by Stride Bank, N.A. and signed on behalf of this bank by its president or a vice president.

(4) Beginning on page 173 of Abstract 27911, there appears a Mortgage covering the above captioned real estate executed by Michael Ernest Kee and Vicky Lynn Kee, husband and wife in favor of Stride Bank N.A. This mortgage, dated March 15, 2022, was given to secure one promissory note in the principal amount of [REDACTED] with no maturity date, and was filed June 7, 2022 in Book 2532 on Page 229 of the records of the Woodward County Clerk.

REQUIREMENT: This mortgage appears to be a SECOND mortgage lien against the captioned real estate in favor of Stride Bank, N.A. and must be released of record at or prior to closing. Any such release must be executed by Stride Bank, N.A. and signed on behalf of this bank by its president or a vice president.

(5) Beginning on page 189 of Abstract 27911, there appears a Mortgage covering the above captioned real estate executed by Robert J. Kee and Suzanne R. Kee, Trustees of the Robert J. Kee and Suzanne R. Kee Revocable Trust, dated the 5th day of February, 2021 in favor of Stride Bank N.A. This mortgage, dated March 15, 2022, was given to secure one promissory note in the principal amount of [REDACTED] with no maturity date, and was filed September 29, 2022 in Book 2543 on Page 417 of the records of the Woodward County Clerk.

REQUIREMENT: This mortgage appears to be a THIRD mortgage lien against the captioned real estate in favor of Stride Bank, N.A. and must be released of record at or prior to closing. Any such release must be executed by Stride Bank, N.A. and signed on behalf of this bank by its president or a vice president.

C. JUDGMENT LIENS AND OTHER ENCUMBRANCES

(6) None.

D. EASEMENTS / RESTRICTIVE COVENANTS

(7) On page 77 of Abstract 27911 appears a Right of Way Easement in favor of Michigan Wisconsin Pipe Line Company for the sole purpose to lay, construct, operate, maintain, alter, replace, move and remove a pipe line. This easement, dated July 9, 1964, was filed July 23, 1964 in Book 215, Page 202 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 84 of Abstract 27911 appears a Right of Way Easement in favor of Quinlan Community Water, Inc. for the sole purpose to erect, construct, install and lay, operate, inspect, repair, maintain, replace and remove a 4" waterline. This easement, dated January 2, 1968, was filed January 2, 1969 in Book 290, Page 283 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 85 of Abstract 27911 appears a Right of Way Easement in favor of Western Farmers Electric Cooperative for the sole purpose to lay, construct, maintain, alter, repair, replace and remove one pipeline. This easement, dated December 4, 1975, was filed December 10, 1975 in Book 437, Page 590 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 86 of Abstract 27911 appears a Right of Way Easement in favor of ANR Gathering Company for the sole purpose to install, operate, maintain, alter, replace and remove pipelines. This easement, dated January 8, 1987, was filed April 6, 1987 in Book 1033, Page 02 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 107 of Abstract 27911 appears a Right of Way Easement in favor of Western Gas Resources Westana, Inc. for the sole purpose to lay, operate, maintain, repair, remove or replace one pipeline. This easement, dated march 14, 2001, was filed January 3, 2002 in Book 1813, Page 673 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

REQUIREMENT: There is no requirement so long as you realize these easements exist and could affect the rights of the surface user, especially should they contemplate any construction or excavation. Should construction or excavation be contemplated, the surface owner should contact the company mentioned above to ascertain the location of its easement so as not to interfere with the same.

E. AD VALOREM TAXES

(8) The abstracter's final certificate, certified to March 12, 2026, reflects that 2025 and prior years' taxes are either paid in full or are canceled by operation of law.

F. ITEMS NOT COVERED BY THIS OPINION

(9) Your attention is directed to the fact that in addition to the matters shown in the abstracts, you are charged with knowledge of the rights of parties in possession and to mechanic's and materialmen's liens for improvements completed on the land within the last four (4) months, if any. You are also charged with matters within your actual knowledge and not shown of record.

(10) We do not certify relative to orders or regulations of various governmental agencies, as to federal judgment liens, especially the United States bankruptcy court proceeding liens not covered in the abstract, and other matters not ordinarily abstracted, or as to the accuracy of any established boundary lines.

(11) This opinion does not cover the rights of creditors, if any, in probate proceedings who received no notice by mail notwithstanding the fact that the identity and address of said creditors was known or reasonably ascertainable.

(12) We do not certify as to whether the real estate covered by this opinion is in compliance with all laws, rules and regulations covering hazardous waste or substances. In particular, we do not certify that no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any hazardous waste or substance by any person on, under, or about the real estate covered by this opinion has ever or will ever occur.

(13) We cannot certify as to the identity, competency or legal majority of persons executing instruments appearing of record.

(14) We do not certify that the use of the above captioned property is not subject to City, County or State Zoning requirements. To determine if any such restrictions are applicable to the above property the following requirement is made:

REQUIREMENT: The occupant or purchaser of the above captioned real estate should ascertain from City, County and State authorities, where applicable, if there are any zoning requirements concerning the proposed use of the property.

Respectfully submitted,
PARSONS LAW FIRM, PLLC
By:

Thad B. Parsons

Thad B. Parsons
(OBA #19687)

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