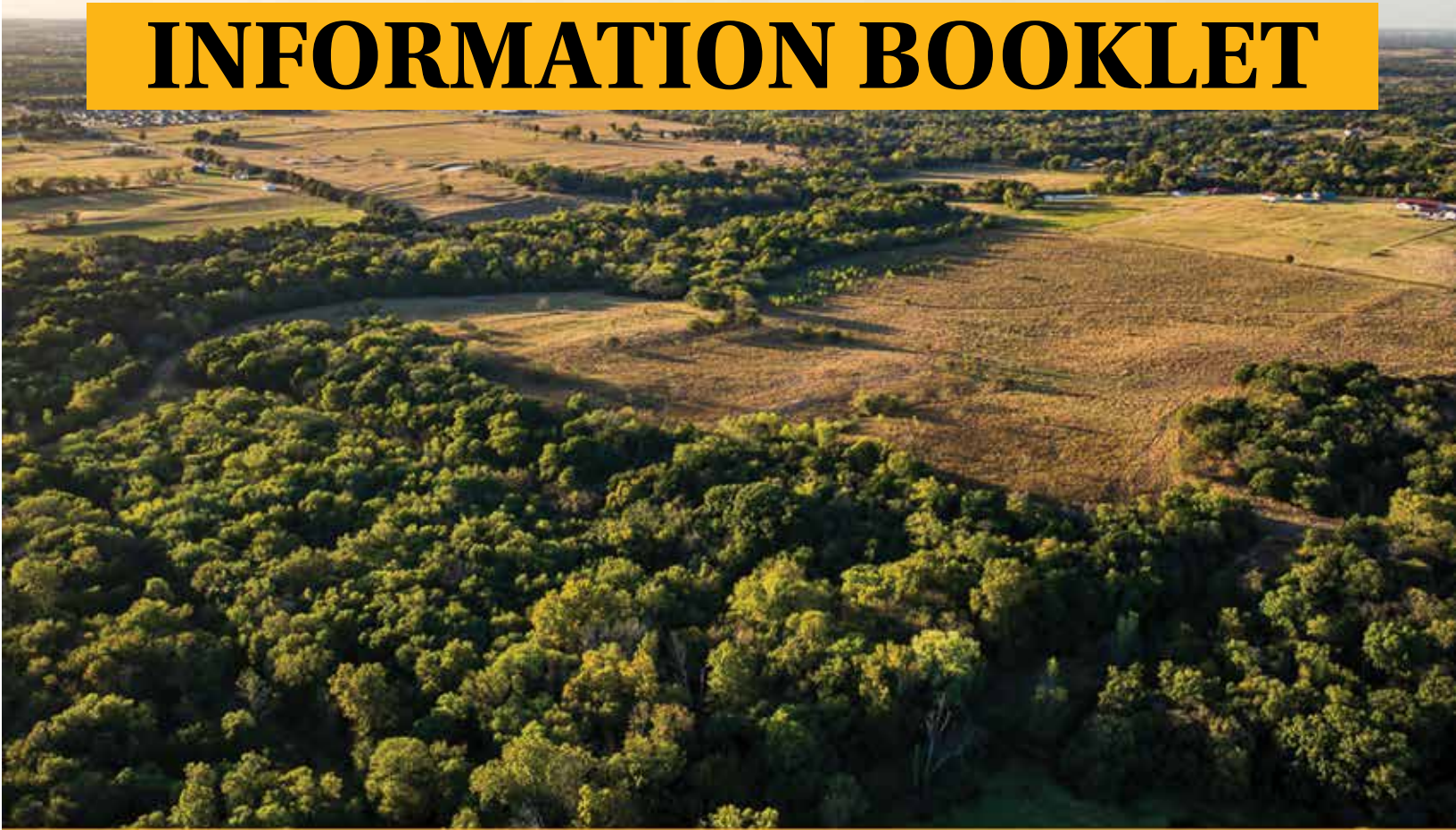


Lost Creek RANCH AUCTION

INFORMATION BOOKLET



TUESDAY, OCTOBER 13TH AT 6PM 158± ACRES & MINERALS IN PERKINS, OK

- SECLUDED SETTING ON DEAD END ROAD
- EXCELLENT BERMUDA PASTURE
- LOST CREEK BOTTOMLAND – MATURE TIMBER

- ABUNDANT DEER & TURKEY
- PERKINS SCHOOL DISTRICT
- 185.63± NET MINERAL ACRES OFFERED

SCHRADER + WELLINGS

REAL ESTATE & AUCTION COMPANY, INC.
LAND MARKETING EXPERTS.NATIONWIDE.

405-332-5505 | SCHRADERWELLINGS.COM

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.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc. *Working in Cooperation with C. Brent Wellings*

Schrader Real Estate and Auction Co Inc., 172583
Charles Brent Wellings, 158091

SCHRADER + WELLINGS REAL ESTATE & AUCTION COMPANY, INC LAND MARKETING EXPERTS. NATIONWIDE.

CORPORATE OFFICE:

950 N Liberty Dr Columbia City, IN 46725
800.451.2709 • 260.244.7606

OKLAHOMA OFFICE:

101 N Main Street, Stillwater, OK 74075

PROCEDURE: Tracts 1 through 6 will be offered in individual tracts, in any combination of these tracts, or as the whole property. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the whole property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

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

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

DEED: Seller shall be obligated only to convey title by Trustee's Deed and/or Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance

that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as survey and applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

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

MINERALS: The sale of the Property will include the minerals currently owned by Seller. However, no promise, warranty or representation is made as to the existence or value of any minerals or the nature or extent of Seller's interest therein. Seller will provide a cursory mineral ownership report for review prior to auction, however, Buyers are responsible for verifying status of mineral ownership to their satisfaction.

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

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

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

BOOKLET INDEX

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**For Information Call Auction Manager:
Brent Wellings, 972-768-5165**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 13, 2026

158± ACRES – PERKINS, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or brent@schraderauction.com,
no later than Tuesday, October 6, 2026.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

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

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

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

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

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
158± Acres • Perkins, Oklahoma
Tuesday, October 13, 2026

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, October 13, 2026 at 6:00 PM (CST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ _____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by 4:00 PM, Tuesday, October 6, 2026. Send your deposit and return this form via fax or email to: 260-244-4431 or auctions@schraderauction.com or brent@schraderauction.com.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

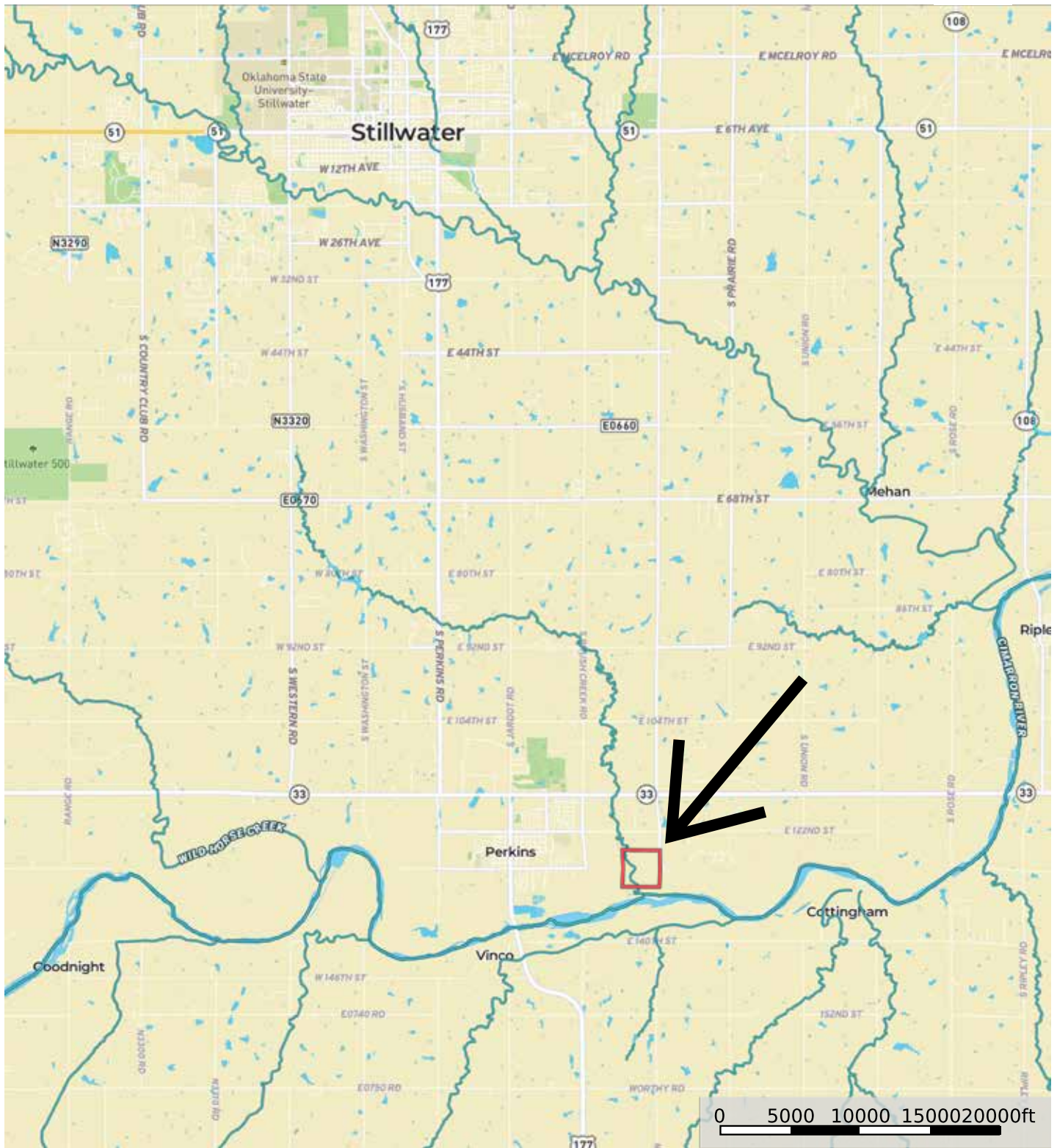
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION MAP

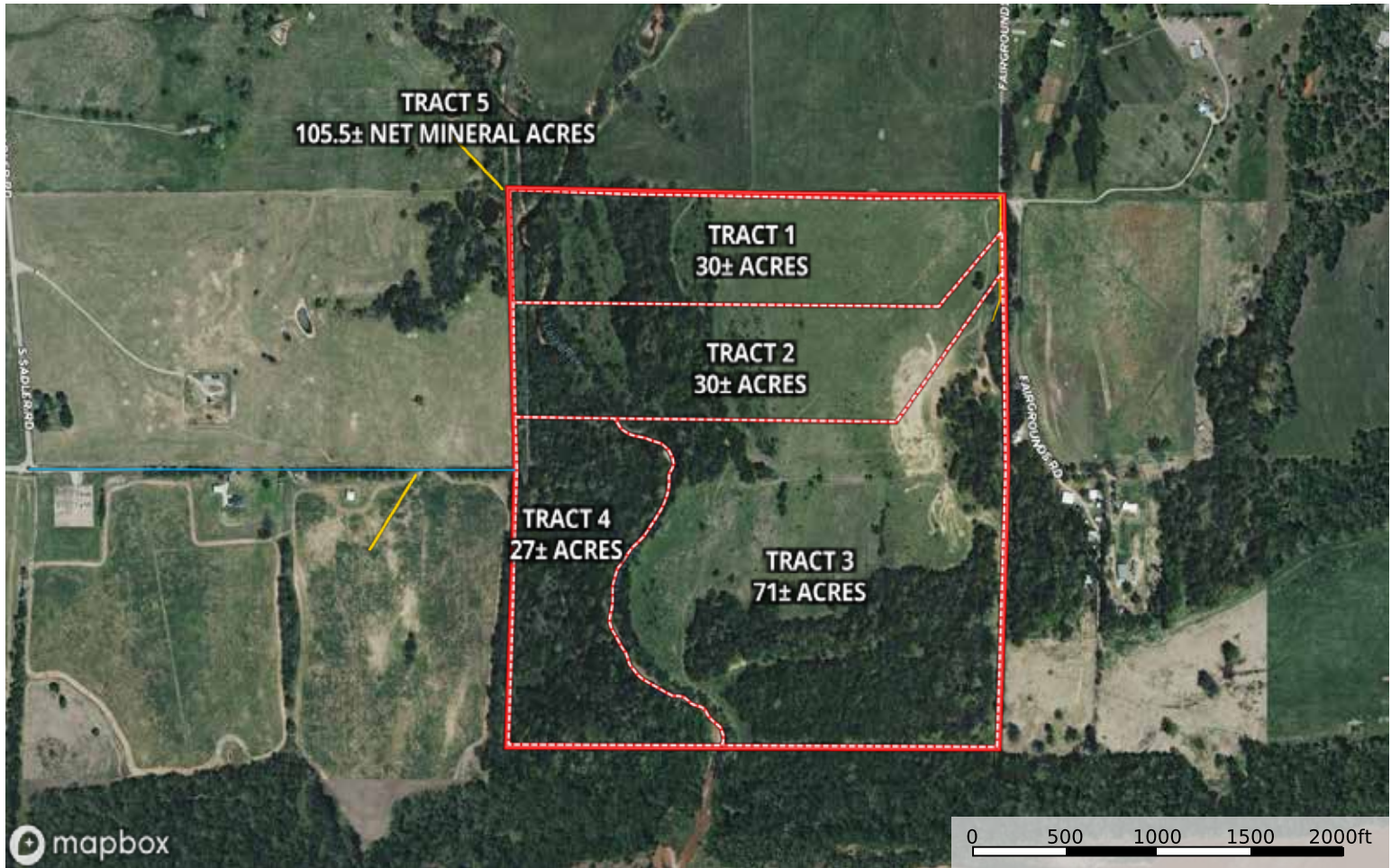
The Lost Creek 158|Perkins, OK
Payne County, Oklahoma, 158 AC +/-



 Boundary Stream, Intermittent River/Creek Water Body

TRACT MAP - TRACTS 1-5

Tract Map_Twetten Trust
Payne County, Oklahoma, 158 AC +/-



Direction Primary Road / Access Statutory Section Line Boundary Boundary

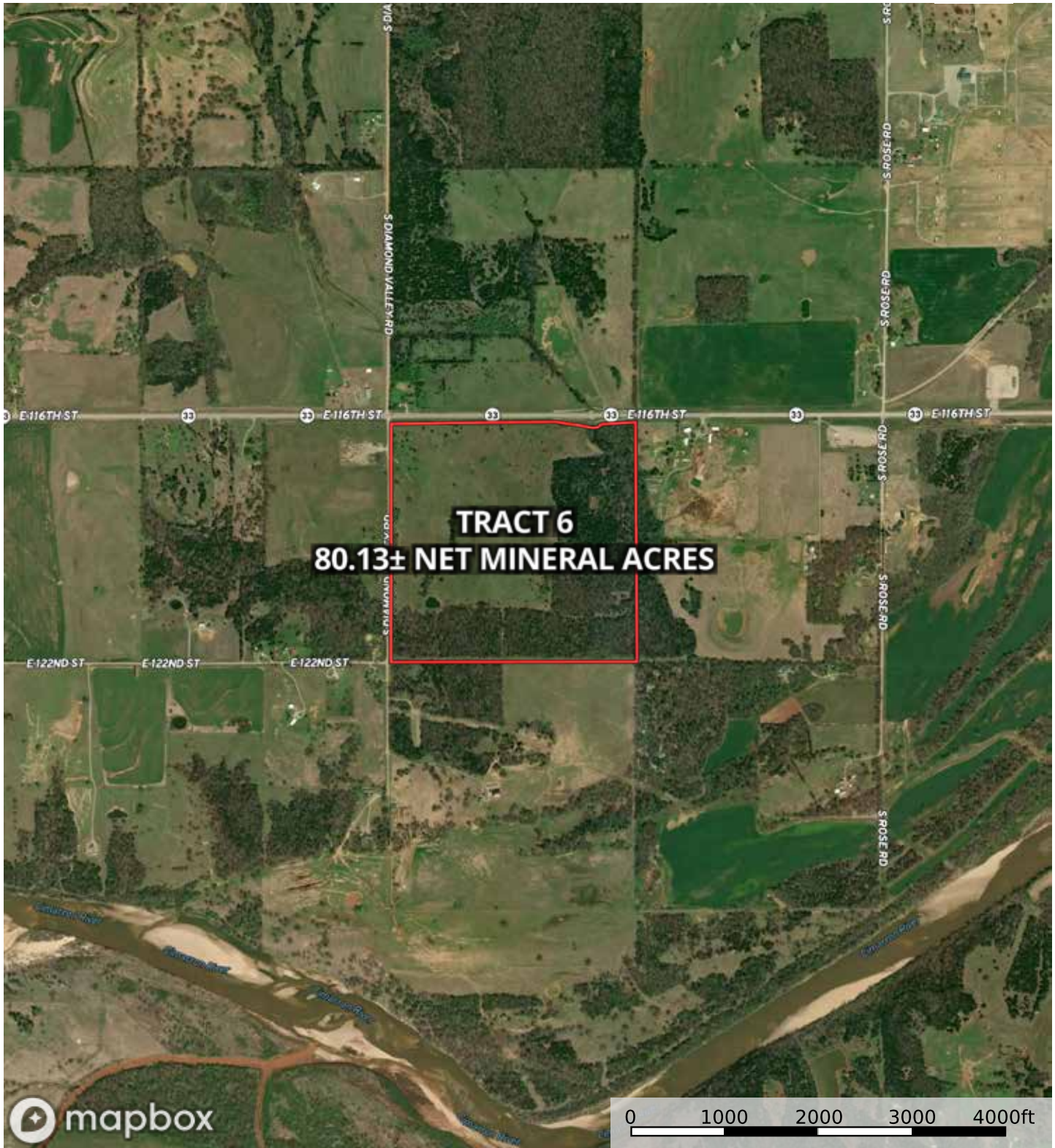
C. Brent Wellings
P: 405-332-5505 www.schraderwellings.com 101 N. Main Street, Stillwater, OK 74075

id. The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TRACT MAP - TRACT 6

Tract Map_Twetten Trust

Payne County, Oklahoma, 158 AC +/-

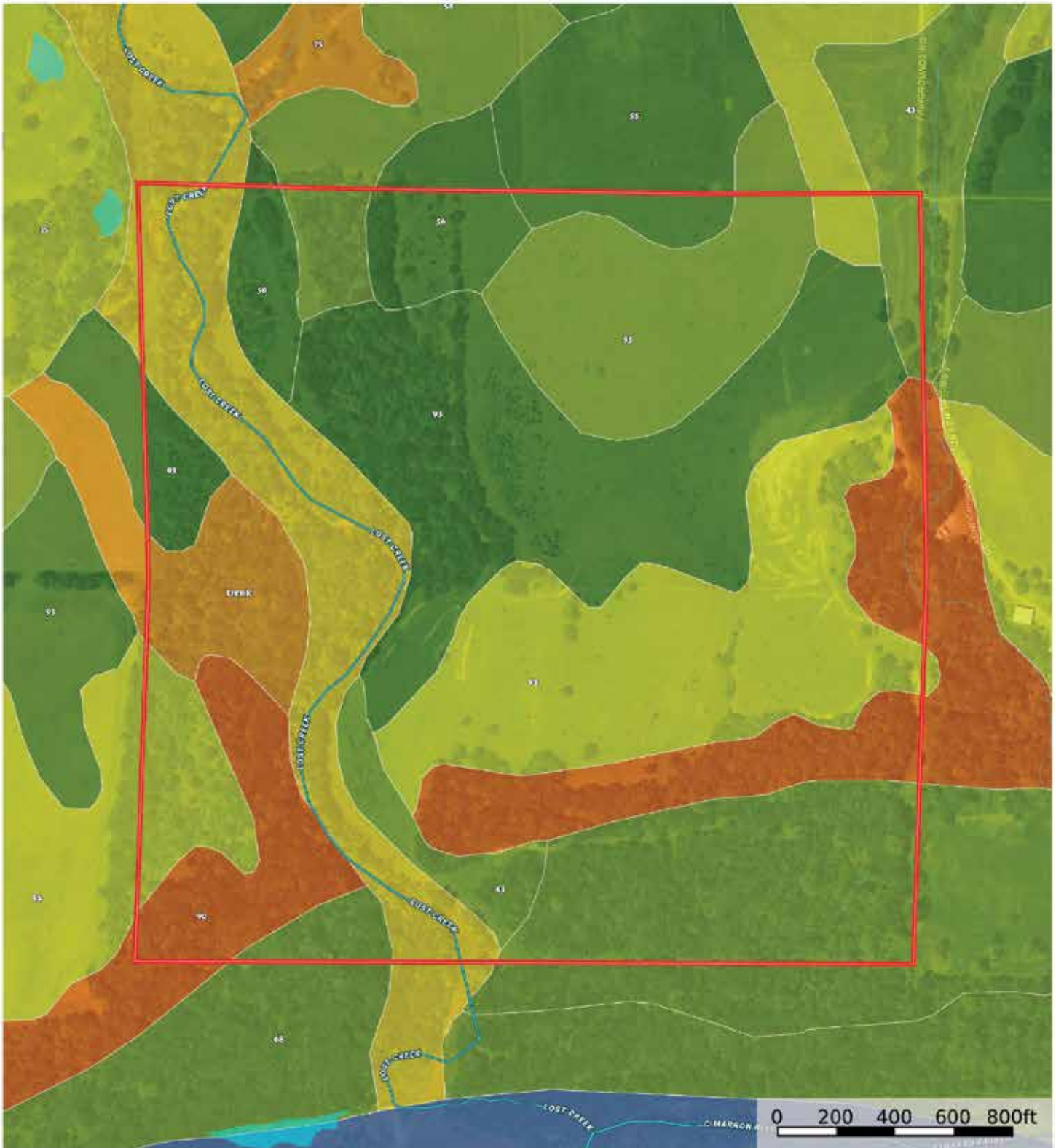


→ Direction — Primary Road / Access — Statutory Section Line □ Boundary □ Boundary

SOIL INFORMATION

SOIL MAP

The Lost Creek 158|Perkins, OK
Payne County, Oklahoma, 158 AC +/-



Boundary Stream, Intermitent River/Creek Water body

TOPO CONTOURS MAP

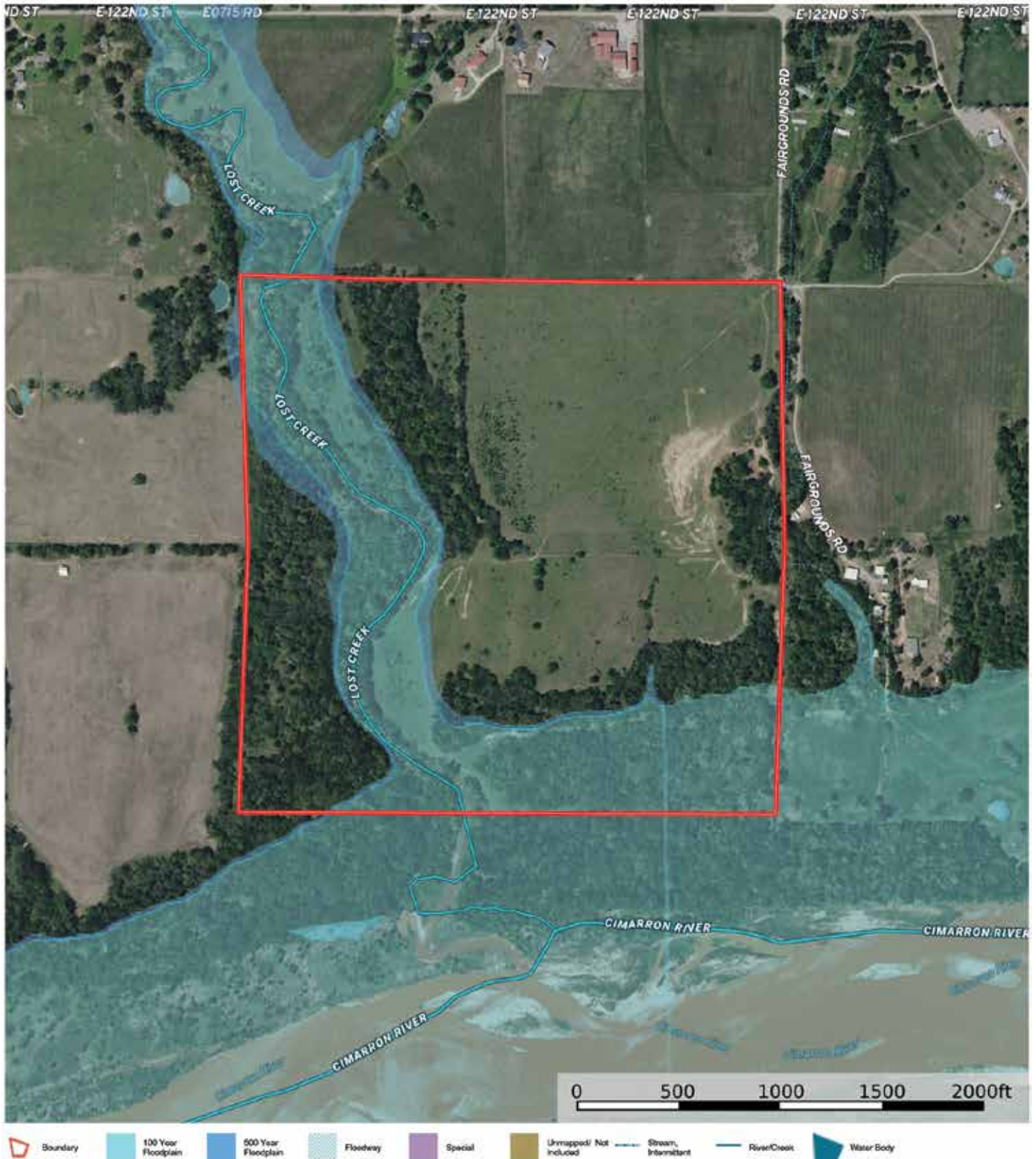
The Lost Creek 158|Perkins, OK
Payne County, Oklahoma, 158 AC +/-



Boundary Streams, Intermittent River/Creek Water Body

FLOOD ZONE MAP

The Lost Creek 158|Perkins, OK
Payne County, Oklahoma, 158 AC +/-



PROPERTY TAX STATEMENTS

PROPERTY TAX STATEMENTS

Tax Roll Inquiry

Payne County Treasurer



Lee R Denney, Treasurer

315 West Sixth Ave, Suite 302, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 0--

E-Mail: Idenney@paynecountytreasurer.org



20250011637

Owner Name and Address

TWETTEN, WALTER S SUCC-TTEE
3826 WHIDBEY WAY
NAPLES FL 34119-7521

Taxroll Information

Tax Year : 2025
Property ID : 17N03E-08-1-00000-000-0002
Location : S FAIRGROUNDS RD PERKINS
School District : PER-R Perkins Rural Mills : 95.13
Type of Tax : Real Estate
Tax ID : 11637

Legal Description and Other Information:

08-17N-03E A-2 (78acm/I) Lot 1 & Nw/4 Ne/4

Assessed Valuations	Amount	Tax Values	Amount
Land	1208	Base Tax	115.00
Improvements	0	Penalty	0.00
Net Assessed	1208	Fees	0.00
		Payments	115.00
		Total Paid	115.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/02/2026	27072	echeck	Tax Payment	115.00	Sandyann Twetten revocable trust (WEB eCheck)...

PROPERTY TAX STATEMENTS

Tax Roll Inquiry

Payne County Treasurer



Lee R Denney, Treasurer

315 West Sixth Ave, Suite 302, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 0--

E-Mail: ldenny@paynecountytreasurer.org



Owner Name and Address

TWETTEN, WALTER S SUCC-TTEE
3826 WHIDBEY WAY
NAPLES FL 34119-7521

Taxroll Information

Tax Year : 2025
Property ID : 17N03E-05-2-00000-000-0251
Location : S FAIRGROUNDS RD PERKINS
School District : PER-R Perkins Rural Mills : 95.13
Type of Tax : Real Estate
Tax ID : 11803

Legal Description and Other Information:

05-17N-03E B-251 (80acm/l) S/2 Se/4

Assessed Valuations	Amount	Tax Values	Amount
Land	1509	Base Tax	182.00
Improvements	409	Penalty	0.00
Net Assessed	1918	Fees	0.00
		Payments	182.00
		Total Paid	182.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/02/2026	27071	echeck	Tax Payment	182.00	Sandyann Twetten revocable trust (WEB eCheck)...

PROPERTY RECORD CARDS

PROPERTY RECORD CARDS



Payne County Oklahoma Assessor's Office

Payne County Oklahoma Assessor's Office

600011637
S Fairgrounds Rd

Twetten, Walter S Succ-TTEE
3826 Whidbey Way
Naples FL 34119-7521

2026 Market Value
\$10,600

KEY INFORMATION

Parcel ID	17N03E-08-1-00000-000-0002		
Land Size	78.00000	Land Unit	Acres
Class	RA	School District	Perkins Rural (056R)
Exemption	-	Section	08
Township	17N	Range	03E
Neighborhood	Perkins Rural		
Legal Description	08-17N-03E A-2 (78acm/l) Lot 1 & Nw/4 Ne/4		

2026 APPRAISAL DETAILS

Land Value	\$10,600
Building Value	\$0
Misc Imp Value	\$0
Total Market Value	\$10,600

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
12/16/2021	\$0	2688	797	Affadavit	Twetten, Sandyann & Jerald E TTEE
02/20/2019	\$0	2501	730	Warranty Deed	Twetten Family Trust
10/27/2011	\$0	1984	237	Affadavit	STORY, ROY G
09/20/1988	\$0	888	79	Warranty Deed	-

BUILDING DETAILS

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
No items to display		

YARD ITEMS

DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

LAND

PROPERTY RECORD CARDS

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
0.00000	Acres	-	-	Perk-Rural	\$0
0.17000	Timber	-	-	Slaughtervl Fin Sand Loam	\$30
0.78000	Timber	-	-	Pulaski Fine Sandy Loam O	\$140
1.00000	Native Pasture	-	-	Yahola Fine Sandy Loam Oc	\$230
1.24000	Native Pasture	-	-	Pulaski Fine Sandy Loam F	\$160
1.84000	Native Pasture	-	-	Derby Fin Sandy Loam 15-3	\$110
2.86000	Native Pasture	-	-	Slaughtervl Fin Sand Loam	\$580
2.96000	Native Pasture	-	-	Pulaski Fine Sandy Loam O	\$670
4.16000	Timber	-	-	Derby Fine Sandy Loam 5-1	\$250
5.67000	Timber	-	-	Pulaski Fine Sandy Loam F	\$580
5.92000	Timber	-	-	Derby-Slaughtervl Complx	\$770
13.97000	Timber	-	-	Derby Fin Sandy Loam 15-3	\$680
17.63000	Timber	-	-	Yahola Fine Sandy Loam Oc	\$3,250
19.80000	Native Pasture	-	-	Derby-Slaughtervl Complx	\$3,150



No Photo Available



PROPERTY RECORD CARDS



Payne County Oklahoma Assessor's Office

Payne County Oklahoma Assessor's Office

600011803
S Fairgrounds Rd

Twetten, Walter S Succ-TTEE
3826 Whidbey Way
Naples FL 34119-7521

2026 Market Value
\$19,100

KEY INFORMATION

Parcel ID	17N03E-05-2-00000-000-0251		
Land Size	80.00000	Land Unit	Acres
Class	RA	School District	Perkins Rural (056R)
Exemption	-	Section	05
Township	17N	Range	03E
Neighborhood	Perkins Rural		
Legal Description	05-17N-03E B-251 (80acm/l) S/2 Se/4		

2026 APPRAISAL DETAILS

Land Value	\$15,020
Building Value	\$0
Misc Imp Value	\$4,080
Total Market Value	\$19,100

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
12/16/2021	\$0	2688	797	Affadavit	Twetten, Sandyann & Jerald E TTEE
02/20/2019	\$0	2501	730	Warranty Deed	Twetten Family Trust
10/27/2011	\$0	1984	237	Affadavit	STORY, ROY G
09/20/1988	\$0	888	79	Warranty Deed	-

BUILDING DETAILS

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
No items to display		

YARD ITEMS

DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
Rural Utilities	1	1940	-	-	-

LAND

PROPERTY RECORD CARDS

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
0.00000	Acres	-	-	Perk-Rural	\$0
0.12000	Timber	-	-	Pulaski Fine Sandy Loam O	\$20
0.19000	Native Pasture	-	-	Derby Fine Sandy Loam 5-1	\$10
0.45000	Native Pasture	-	-	Teller Loam 3-5% Slopes	\$80
0.59000	Timber	-	-	Derby-Slaughtervl Complx	\$80
0.66000	Improved Pasture	-	-	Derby Fin Sandy Loam 15-3	\$50
1.04000	Improved Pasture	-	-	Konawa & Teller 2-6% Slop	\$190
1.15000	Timber	-	-	Teller Fine Sandy Loam 1-	\$220
1.38000	Native Pasture	-	-	Slaughtervl Fin Sand Loam	\$280
1.63000	Improved Pasture	-	-	Pulaski Fine Sandy Loam O	\$460
1.96000	Timber	-	-	Teller Loam 3-5% Slopes	\$290
2.13000	Improved Pasture	-	-	Teller Loam 0-1% Slopes	\$710
2.15000	Timber	-	-	Derby Fine Sandy Loam 5-1	\$130
2.30000	Timber	-	-	Derby Fin Sandy Loam 15-3	\$110
2.37000	Native Pasture	-	-	Pulaski Fine Sandy Loam F	\$300
2.88000	Native Pasture	-	-	Teller Fine Sandy Loam 1-	\$680
3.28000	Improved Pasture	-	-	Teller Fine Sandy Loam 1-	\$970
4.09000	Improved Pasture	-	-	Derby Fine Sandy Loam 5-1	\$380
8.93000	Timber	-	-	Pulaski Fine Sandy Loam F	\$920
9.68000	Timber	-	-	Slaughtervl Fin Sand Loam	\$1,600
13.81000	Improved Pasture	-	-	Dougherty Loamy Fine Sand	\$2,650
19.21000	Improved Pasture	-	-	Slaughtervl Fin Sand Loam	\$4,890



No Photo Available



PRELIMINARY TITLE

PRELIMINARY TITLE



Commitment for Title Insurance

ALTA COMMITMENT FOR TITLE INSURANCE

issued by
AMERICAN EAGLE TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, American Eagle Title Insurance Company, an Oklahoma 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.

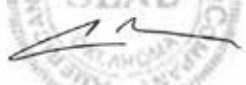
If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

AMERICAN EAGLE TITLE INSURANCE COMPANY

421 NW 13th Street, Suite 320
Oklahoma City, OK 73103
(405)232-6700

www.ameagletitle.com

AMERICAN EAGLE TITLE INSURANCE COMPANY

By:  President
Attest:  Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE



Commitment for Title Insurance

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;[and]
- f. Schedule B, Part II - Exceptions;[and]
- g. a counter-signature by the Company or its issuing agent that may be in electronic form].

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PRELIMINARY TITLE



Commitment for Title Insurance

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.

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.

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PRELIMINARY TITLE



Commitment for Title Insurance

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.

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>.

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PRELIMINARY TITLE

Community Escrow & Title Co.

Privacy Information: We Are Committed to Safeguarding Customer Information

To better serve your needs, we may ask you to provide us with certain information. We understand that you may be concerned about how we handle such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy.

Applicability: This Privacy Policy governs our use of information that you provide to us. It does not govern the manner in which we may use information we obtain from any other source, such as information obtained from a public record or from another person or entity. We have also adopted broader guidelines called Fair Information Values, that govern our use of personal information regardless of its source.

Types of Information: Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include: Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, telephone or any other means; Information about your transactions with us, our affiliated companies, or others; and Information we receive from a consumer reporting agency.

Use of Information: We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies, including financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies.

Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we have joint marketing agreements.

Former Customers: Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security: We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site: We are sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit our site or affiliates Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. We use this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships: Our site and affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies: Our websites may use "cookie" technology to measure site activity & customize information to your personal tastes. A cookie is a piece of data that a website can send to your browser, which may then store the cookie on your hard drive. Our websites use stored cookies, to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

PRELIMINARY TITLE



Commitment for Title Insurance

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

Issuing Agent: Community Escrow & Title Co.
Issuing Office: 623 South Lewis St., Stillwater, OK 74074
Issuing Office's ALTA® Registry ID: 1077777
Loan ID No.:
Commitment No.: SW251123551
Issuing Office File No.: SW251123551
Property Address: S/2, SE/4 S Farigrounds Rd, Perkins, OK 74059
NW/4, NE/4 of Fairgrounds Rd, Perkins, OK 74059

SCHEDULE A

1. Commitment Date: August 26, 2026 at 07:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: TO BE DETERMINED
Proposed Amount of Insurance: TBD
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (2021)
Proposed Insured: TO BE DETERMINED and each successor and/or assign that is defined as an Insured in the Conditions.
Proposed Amount of Insurance: TBD
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: (Identify each estate or interest covered, i.e., fee, leasehold, etc.)

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

Sandyann Twetten Revocable Trust, dated May 30, 2013.
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

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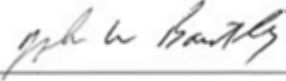
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PRELIMINARY TITLE

SCHEDULE A (Continued)

Community Escrow & Title Co.

By: 

Community Escrow & Title Co. Lic #10011514,
BY: JOHN W. BARTLEY, TL #115832, OBA#6124

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PRELIMINARY TITLE



Commitment for Title Insurance

SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Lien Affidavit and Indemnity executed by seller(s), mortgagor(s) and/or contractor (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.
5. Satisfactory Affidavit of Possession executed by the seller(s) or mortgagor(s) as may be appropriate.
6. Satisfactory proof of identity must be furnished with regard to the parties executing all documents required hereunder. This may be in the form of an Affidavit of Identity executed by the Notary Public before whom the document is executed. Additionally, a copy of the document(s) (driver's license, passport, etc.) relied upon by the Notary Public for identification of such parties must be furnished.
7. 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 Walter S. Twetten, Successor Trustee of the Sandyann Twetten Revocable Trust, dated May 30, 2013 to TO BE DETERMINED.
 - b. Mortgage from TO BE DETERMINED to TO BE DETERMINED, securing the principal amount of \$0.00.
8. In the event the proposed insured requires deletion of the general survey exception set forth in Schedule B - Part II, we must be provided with a satisfactory survey of the subject premises.
9. NOTE: The State of Oklahoma requires the payment of a documentary stamp tax as a condition precedent to the recordation of any deed as provided by 68 Okla. Stat. 3201, subject to the exemptions provided for by 68 Okla. Stat. 3202.
10. NOTE: The State of Oklahoma requires the payment of a mortgage tax as a condition precedent to the recordation of any mortgage as provided by 68 O.S. Stat. 1901
11. Furnish an accurate Survey of the premises which would disclose any encroachments, overlaps, boundary line disputes, or other matters, or exceptions will remain on policy.

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PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

12. Final policy cannot be issued, unless abstract certificate date, which is at August 26, 2026, is no more than 180 days from the recording date of the instruments to be insured. Therefore, instruments must be recorded on or before close of business 180 Calendar Days after the above date.
13. In accordance with Title 60, Oklahoma Statutes, §121, et. seq., each grantee must execute the appropriate state-promulgated affidavit and all grantee affidavits must be attached to every deed submitted for filing.
14. CLOSING INFORMATION NOTE: We require all monies deposited with us for closing, including lender's funds, to be in the form of a cashier's check or wire transfer. If any payments at closing are required to be made by wire transfer, then all monies delivered to us for closing must be in the form of bank wire transfer(s) of immediately available funds. The above applies to all closings unless other specific arrangements are made in advance of closing. Due to the wide variances in banking practices and lack of control over the timing in which checks presented for payment are cleared through the banking system, we cannot accept financial responsibility for delays in the clearing of funds through our escrow account.
15. "Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities."
16. With respect to the trust referred to in the vesting, furnish:
 - (a) Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - (b) Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
17. **24 Month Chain of Title** The current record owner, as shown on Schedule A herein, has been in continuous and uninterrupted title since April 5, 2019, by way of a Warranty Deed recorded in Book 2501, page 730.

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PRELIMINARY TITLE



Commitment for Title Insurance

SCHEDULE B, PART II - EXCEPTIONS

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. Fees, taxes and assessments made by any taxing authority for the year 2026, which are not yet ascertainable, due or payable, and all subsequent years.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including, but not limited to, ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation or otherwise; and (b) any rights, privileges, immunities, rights of way and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. Any adverse matters which would be disclosed by a judgment search on the within named insured.
6. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
7. Rights or claims of parties in possession or entitled to possession of the Land, or portions thereof, whose rights are not evidenced by documents recorded in the Public Records.
8. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
9. Easements or claims of easements not recorded in the Public Record.

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PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

10. Any ownership, rights, interests, or claims to (a) minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, or gravel located in, on, or under the Land or produced from the Land; or (b) pore space in or under the Land; and (c) any rights, privileges, immunities, rights of way, and easements associated with, appurtenant to, or an attribute of the ownership, rights, or claims excepted in (a) or (b); and as to each of (a), (b) or (c), whether or not any of these interests or rights appear in the Public Records.
11. Any adverse matters created by violation of Title 60, Oklahoma Statutes, §121, et seq., or based on Article XXII, Section I of the Oklahoma Constitution, or any other similar statutory or constitutional provisions, which restrict alien ownership of real property in Oklahoma.
12. 33-foot statutory section line right-of-way along all exterior section lines.
13. Easement in favor of Skelly Oil Company, recorded on March 6, 1939, in Book 57 RR, page 356.
14. Easement in favor of Oklahoma Gas & Electric Company, recorded on June 28, 1974, in Book 203 Misc., page 299.

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PRELIMINARY TITLE



Commitment for Title Insurance

EXHIBIT A

The Land is described as follows:

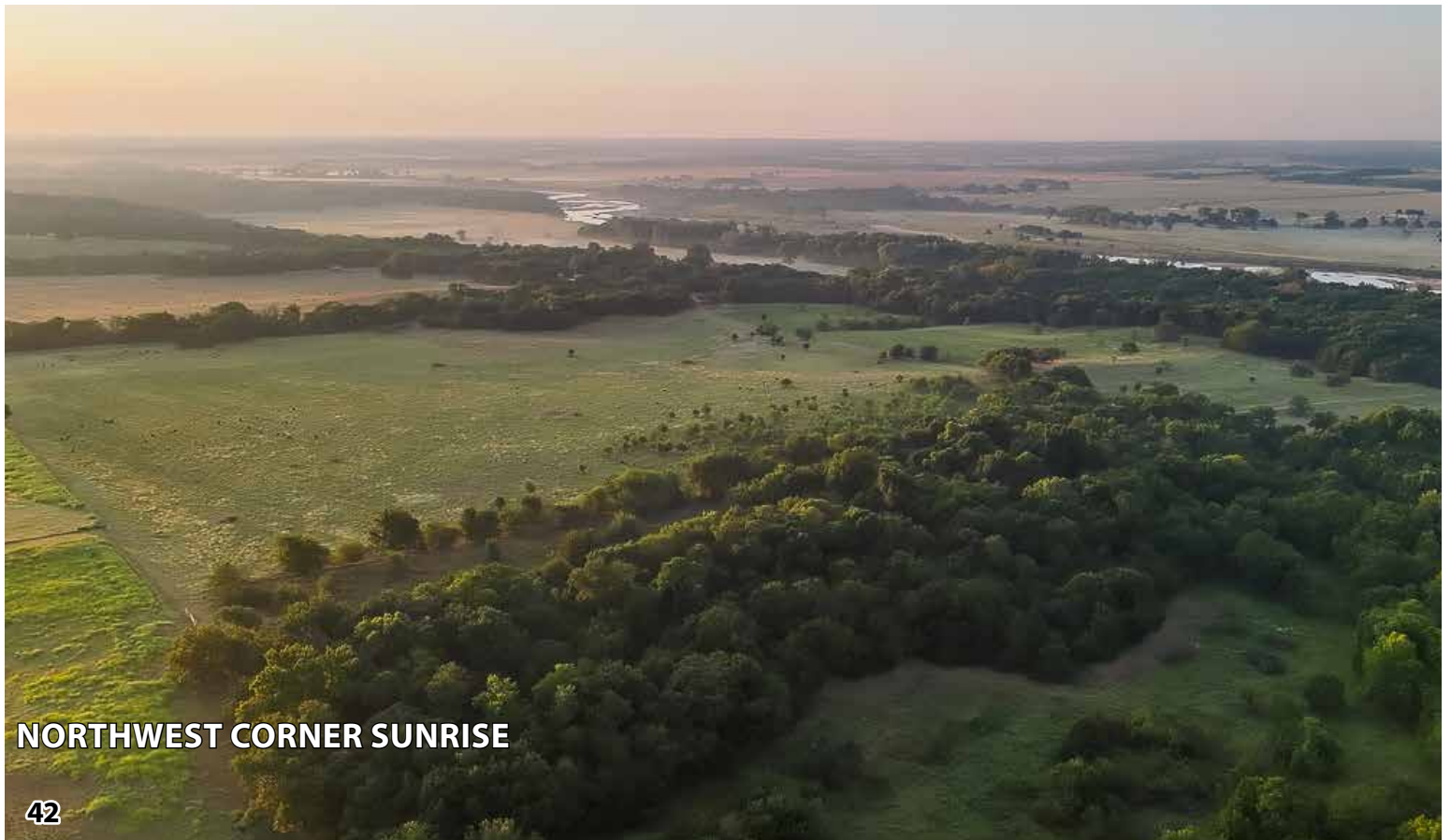
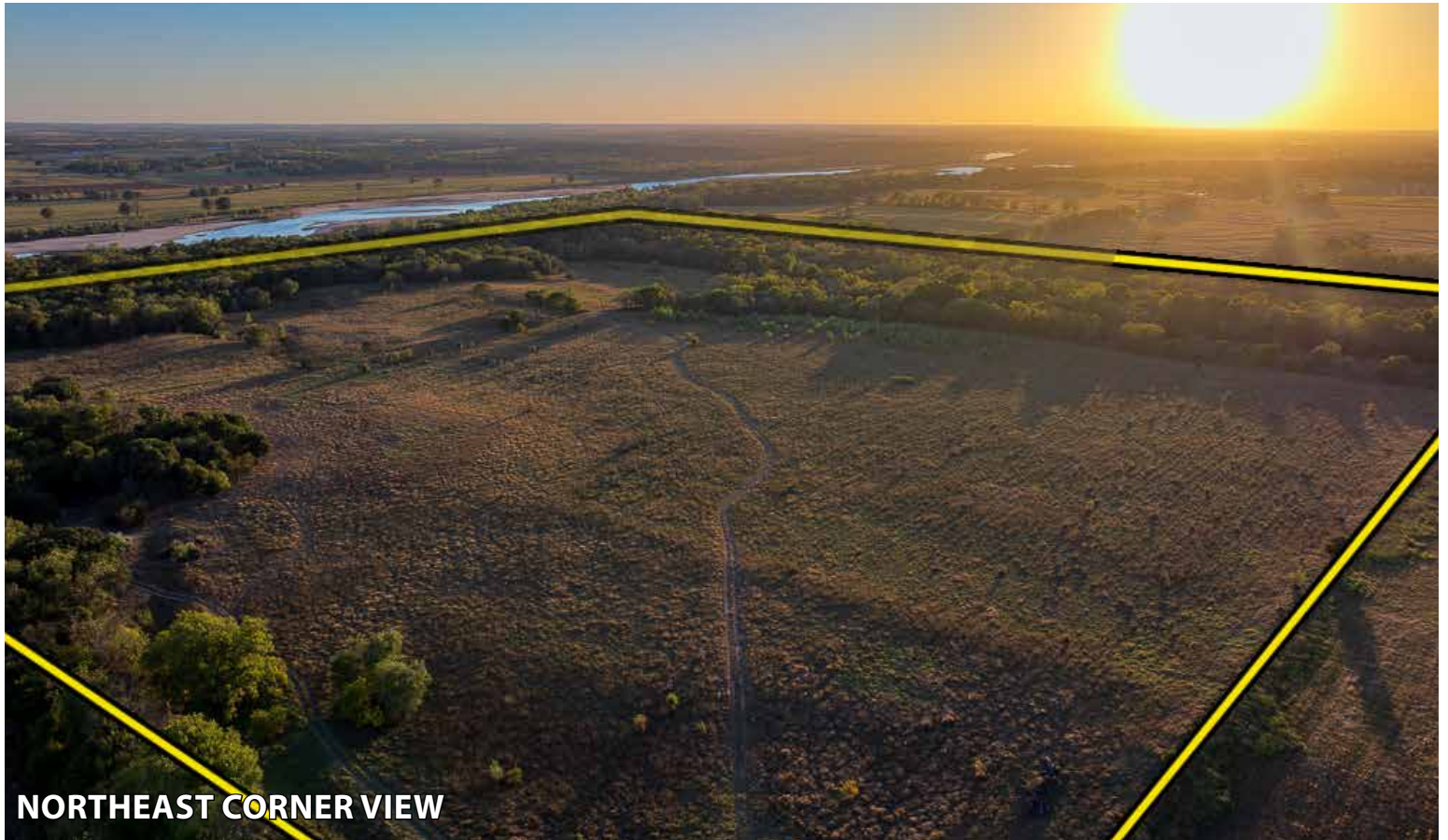
The South Half (S/2) of the Southeast Quarter (SE/4) of Section Five (5), Township Seventeen (17) North, Range Three (3) East of the Indian Meridian, Payne County, State of Oklahoma.

Lot One (1) and the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Eight (8), Township Seventeen (17) North, Range Three (3) East of the Indian Meridian, Payne County, State of Oklahoma.

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PHOTOS

PHOTOS



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PHOTOS



SOUTH VIEW SUNRISE



SOUTH VIEW

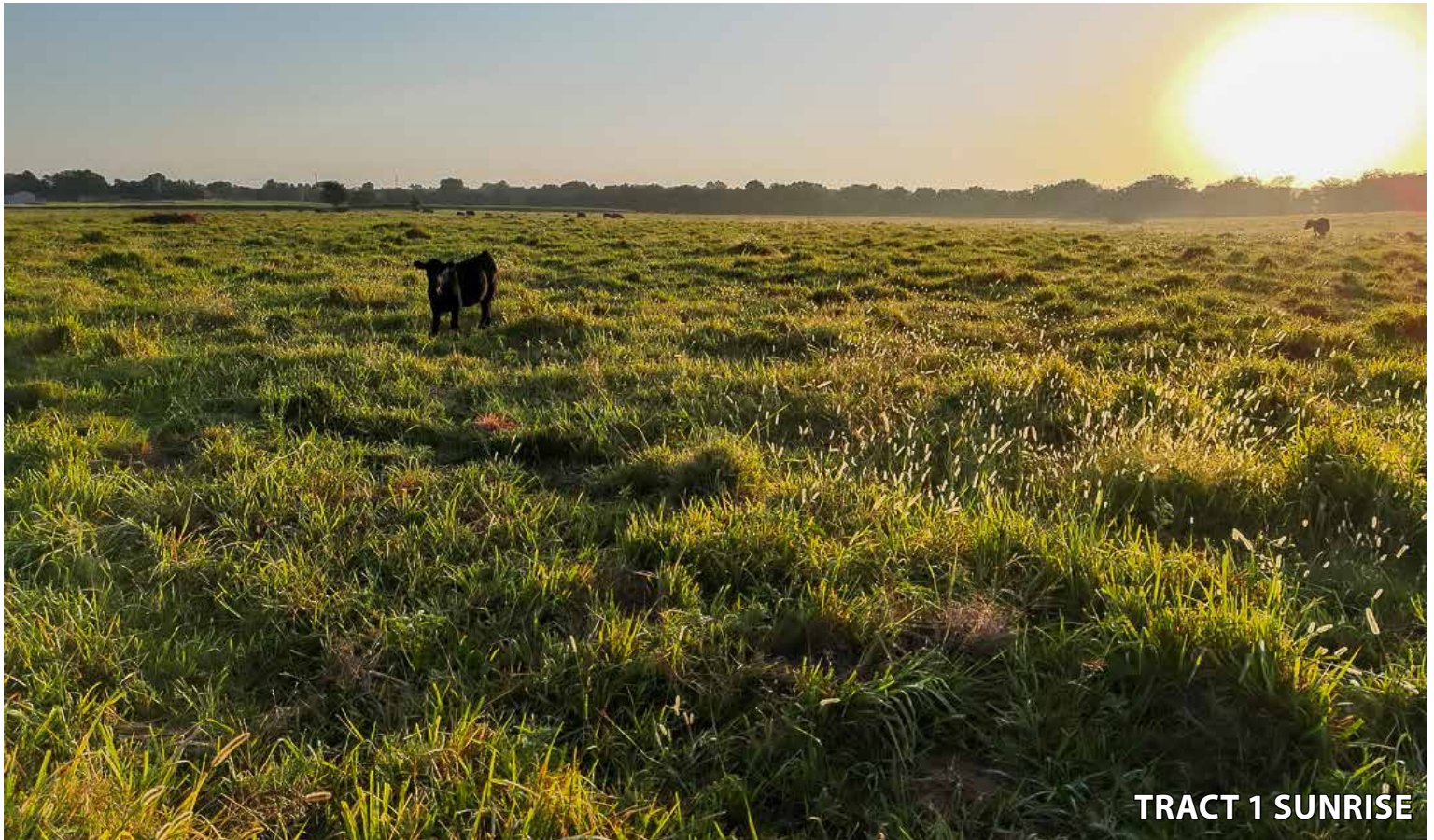
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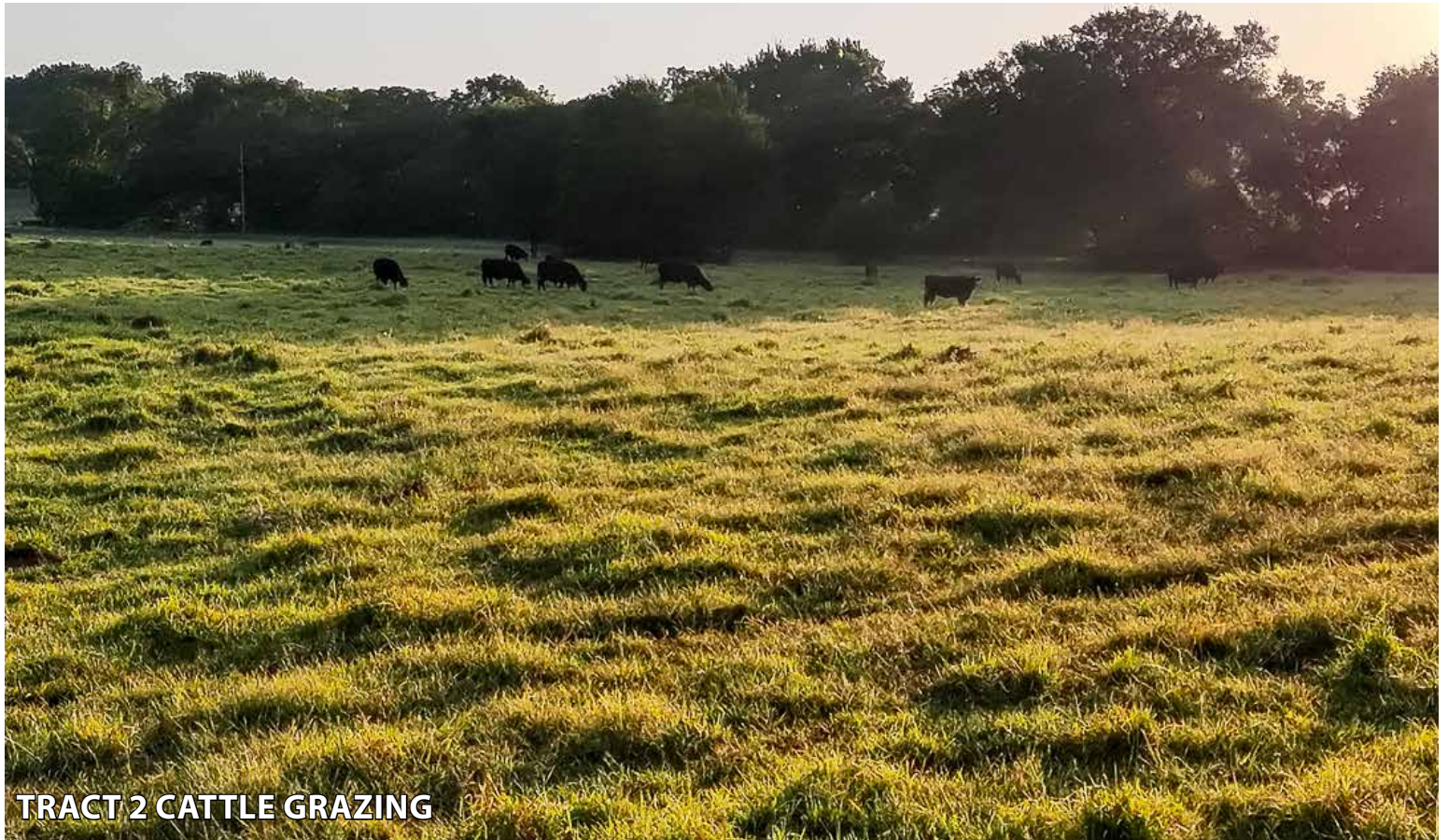
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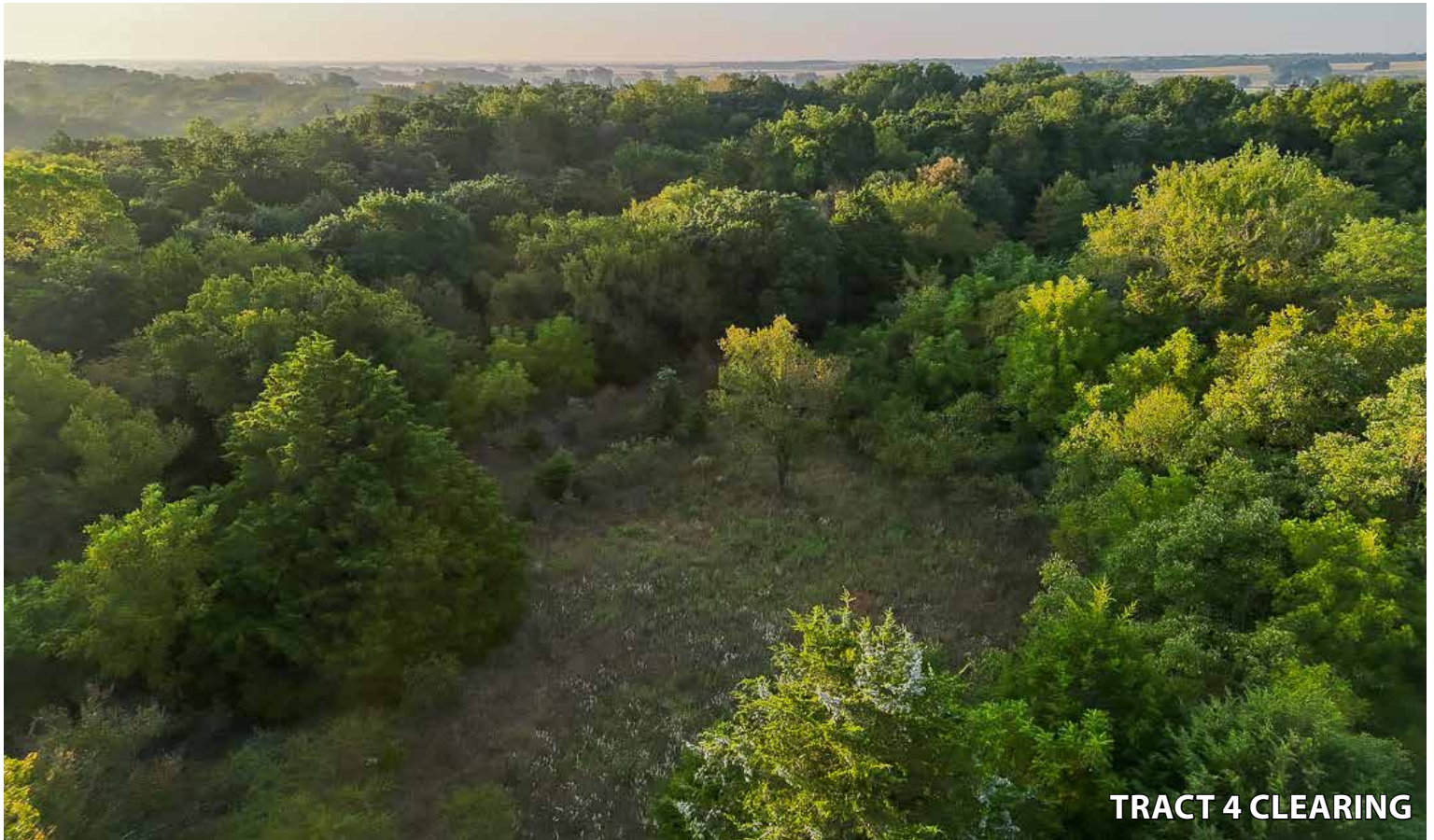
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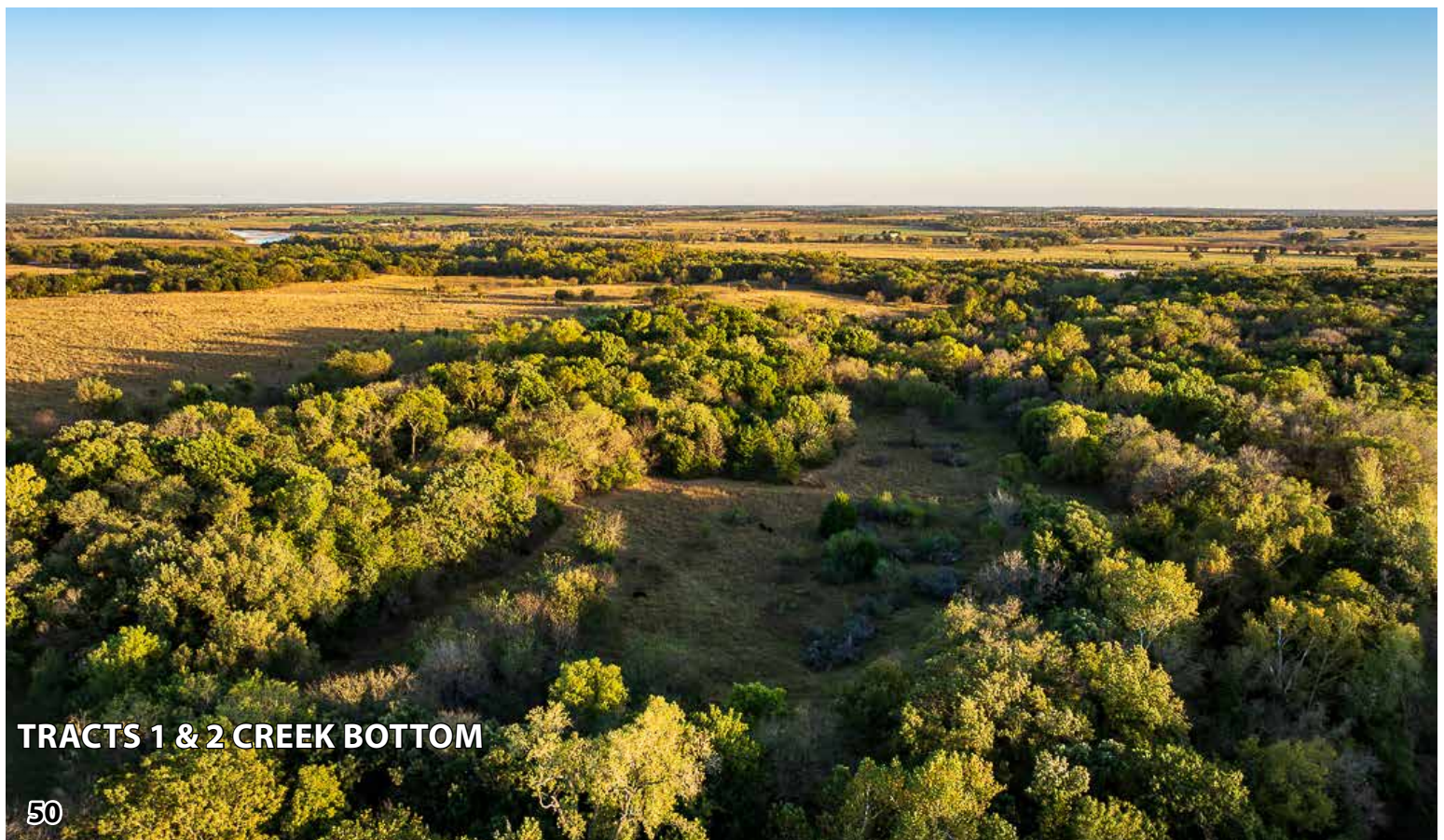
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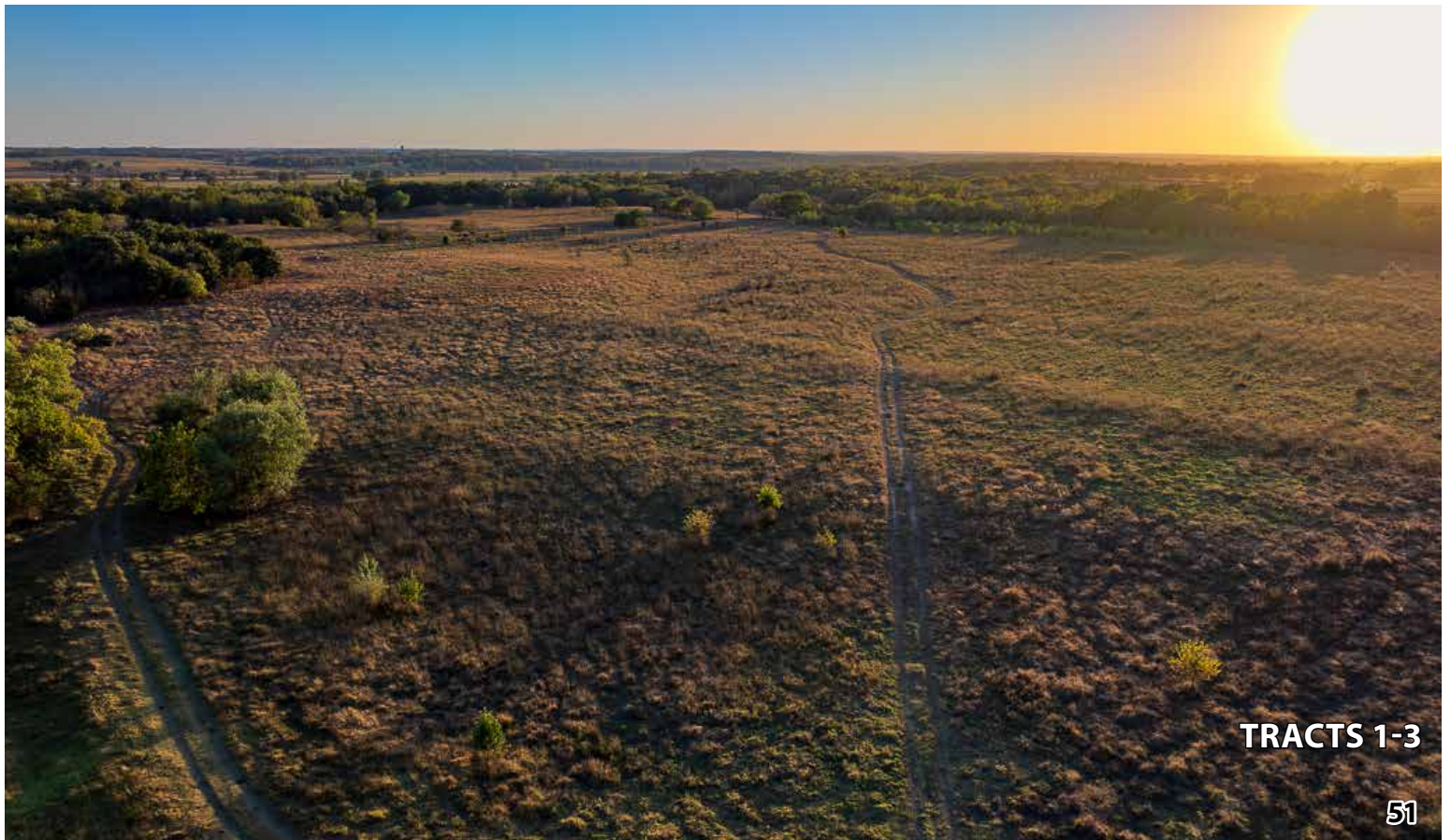
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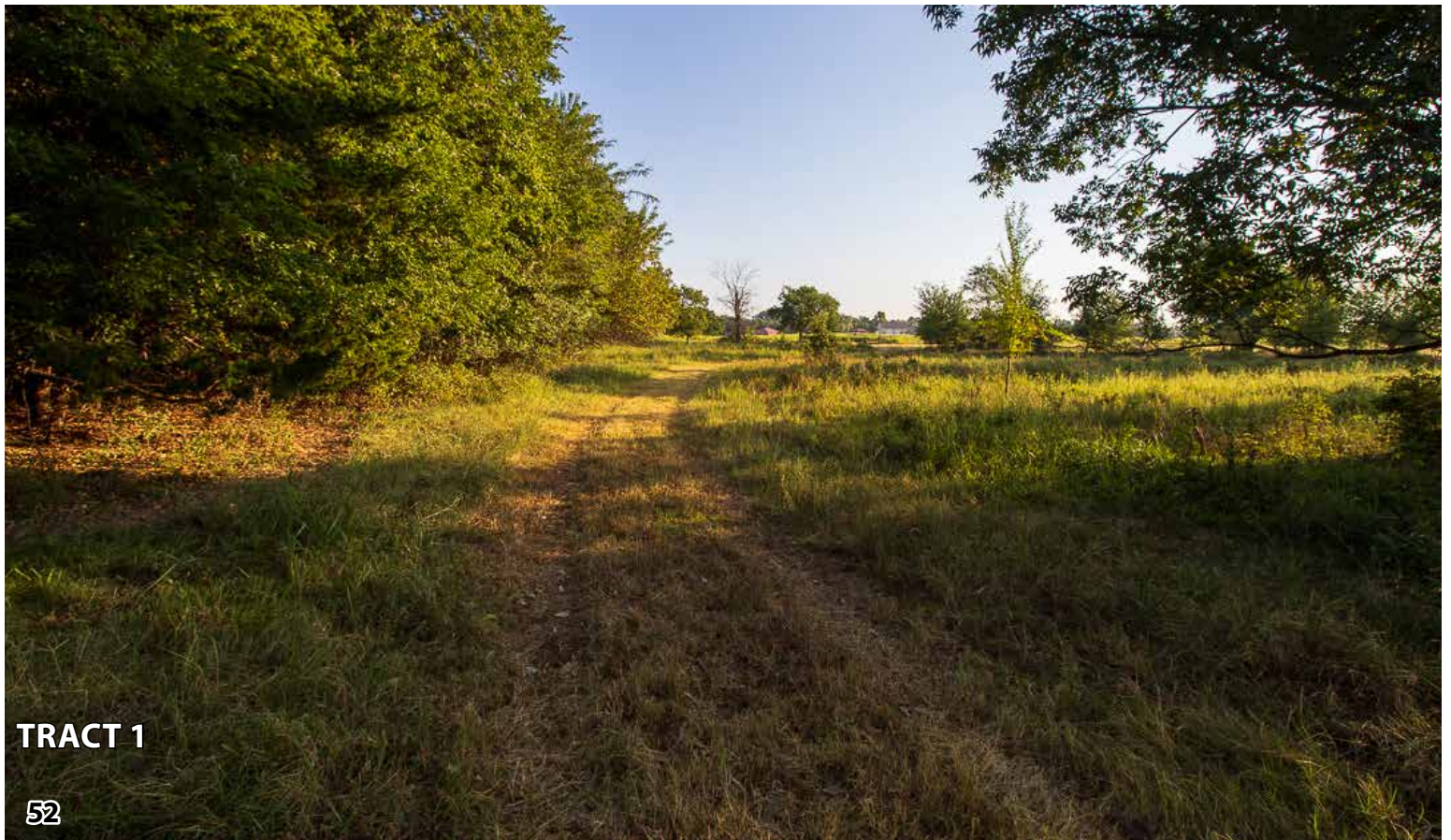
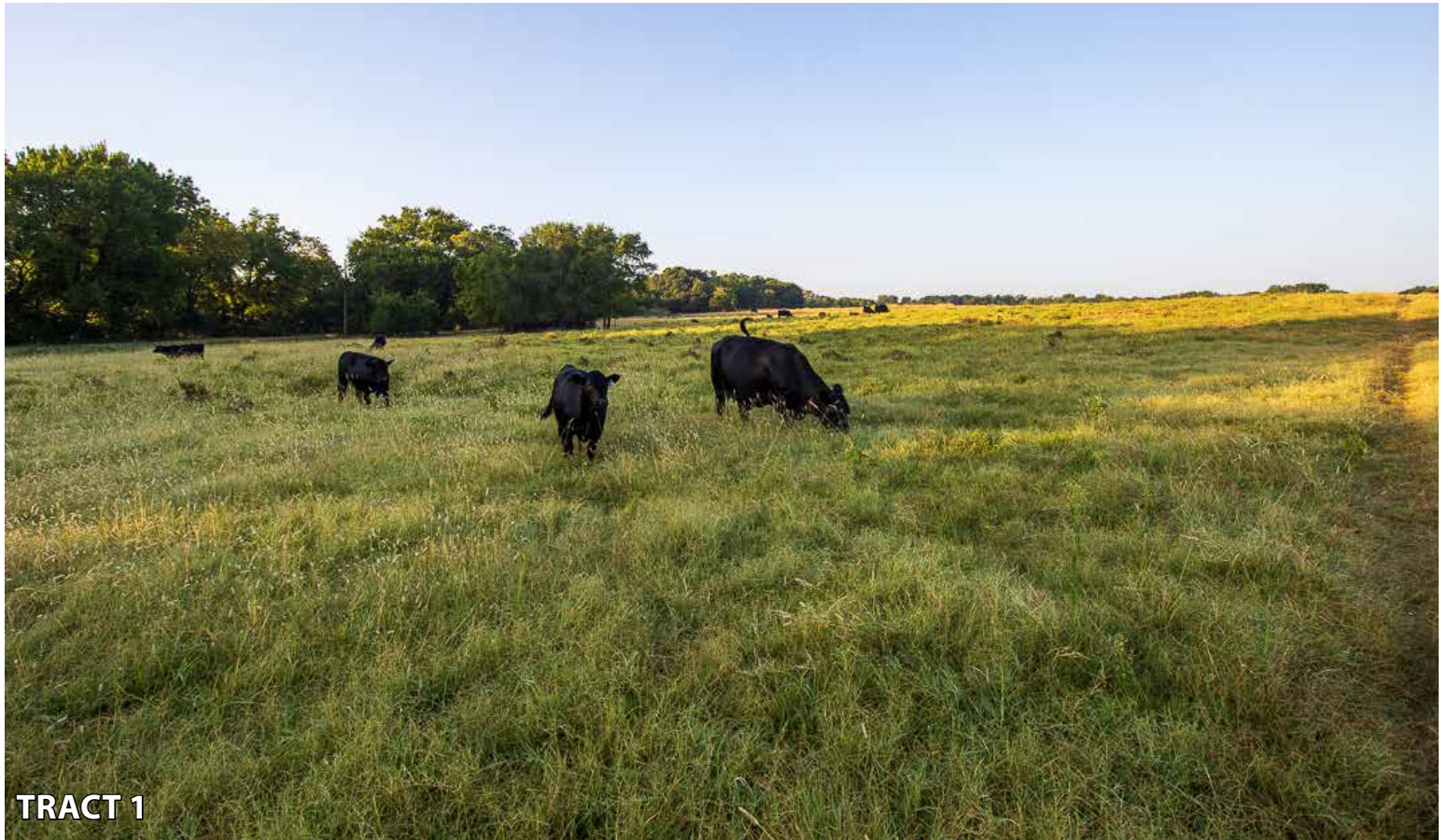
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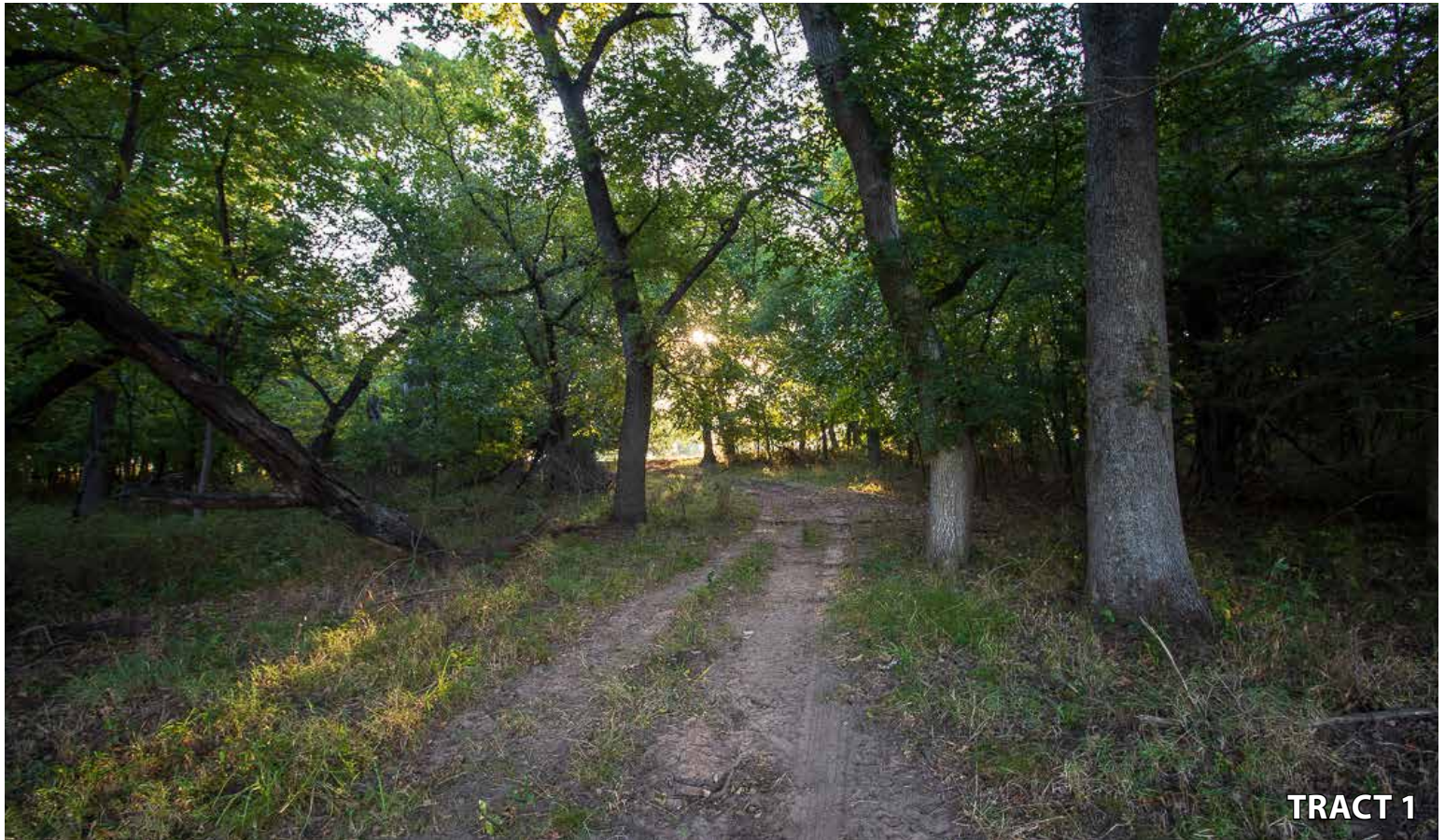
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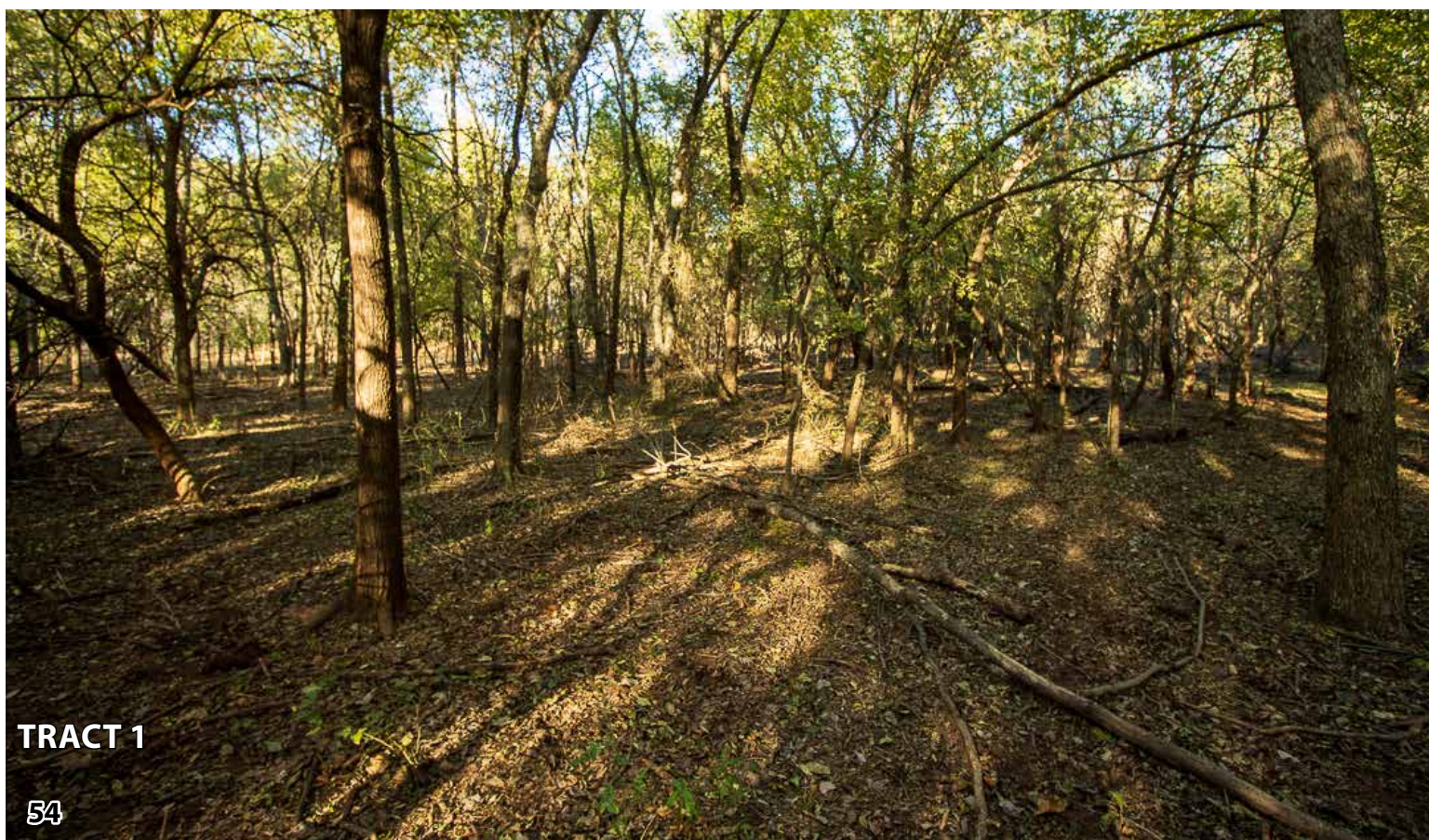
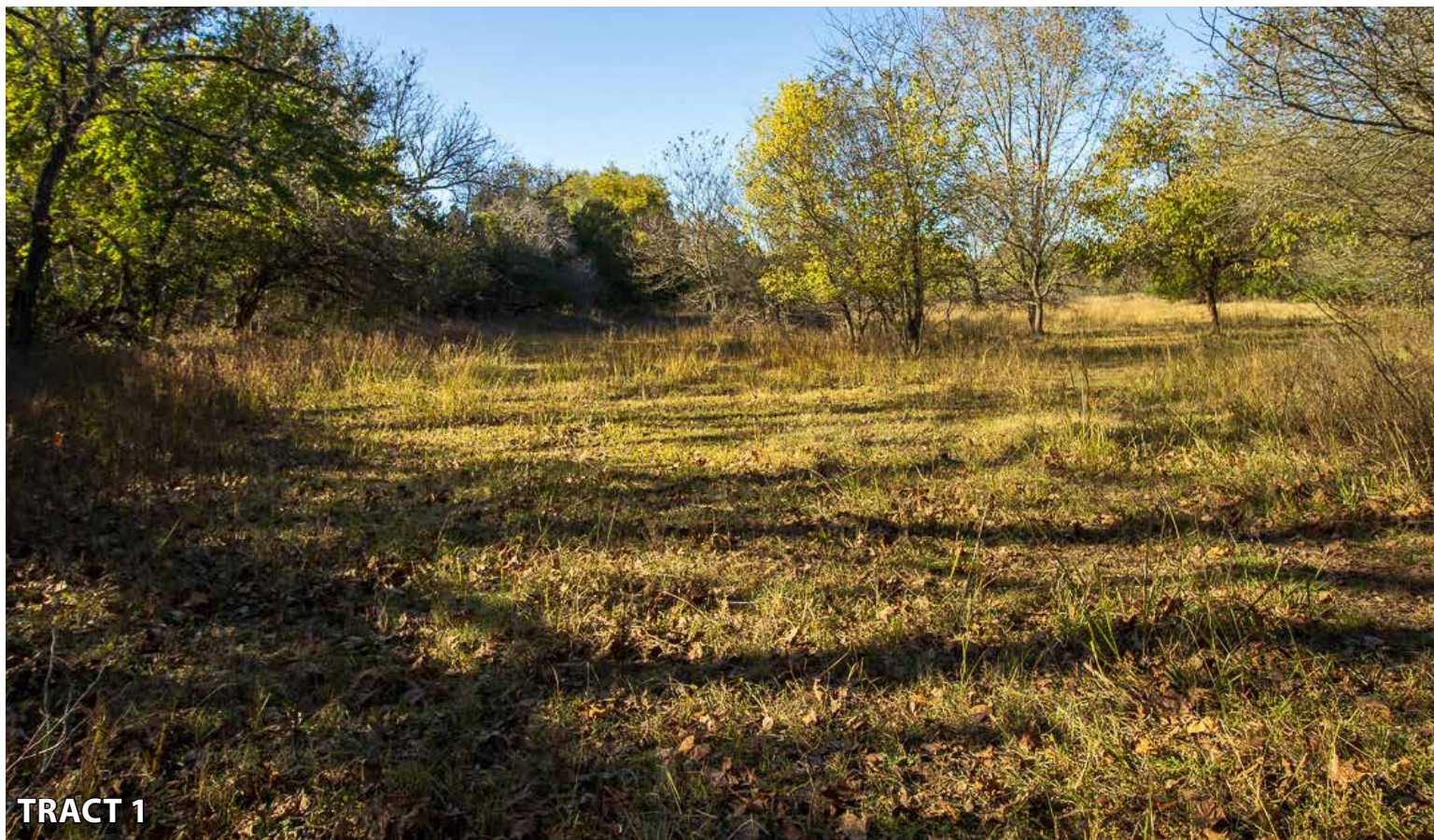
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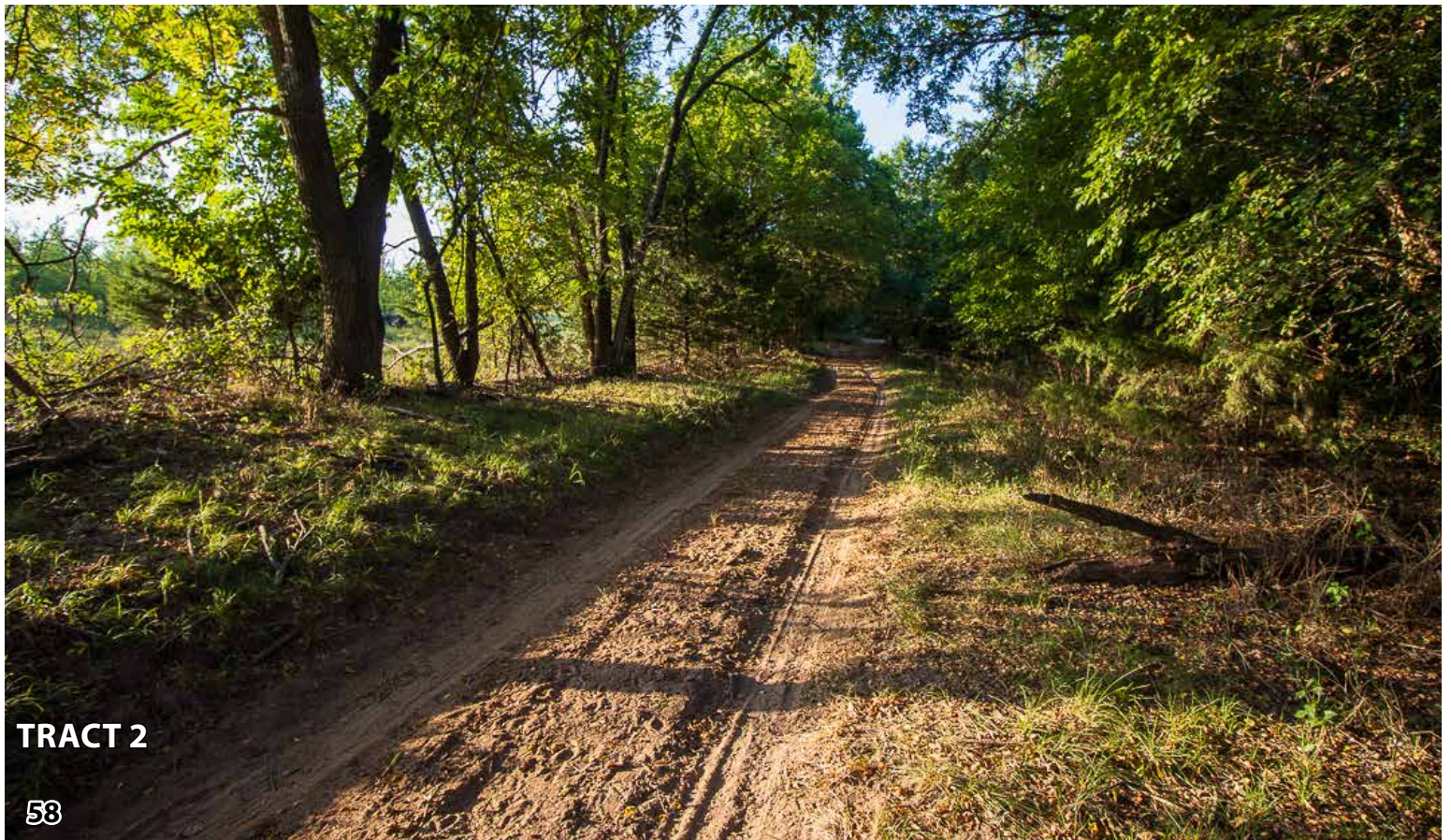
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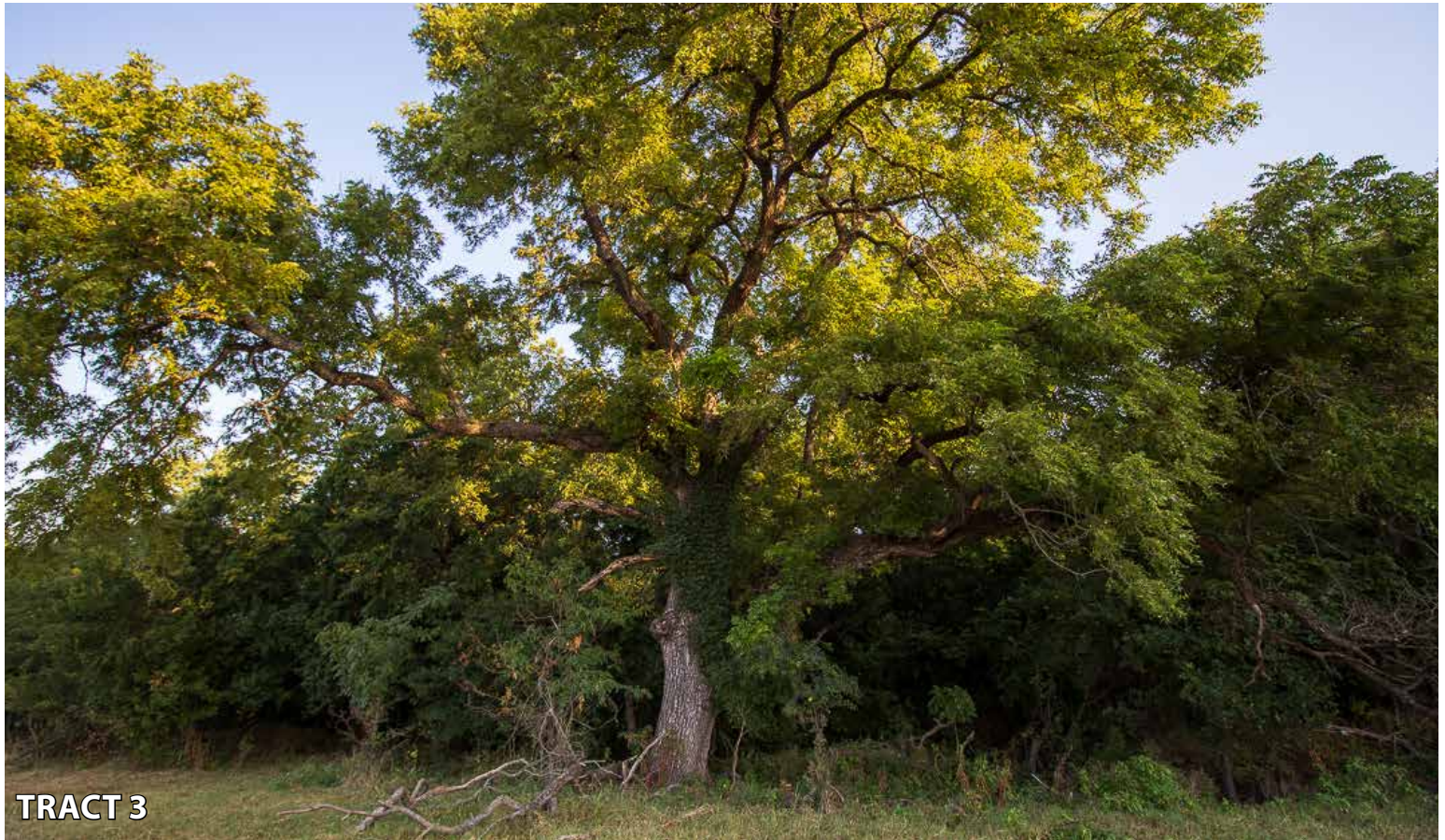
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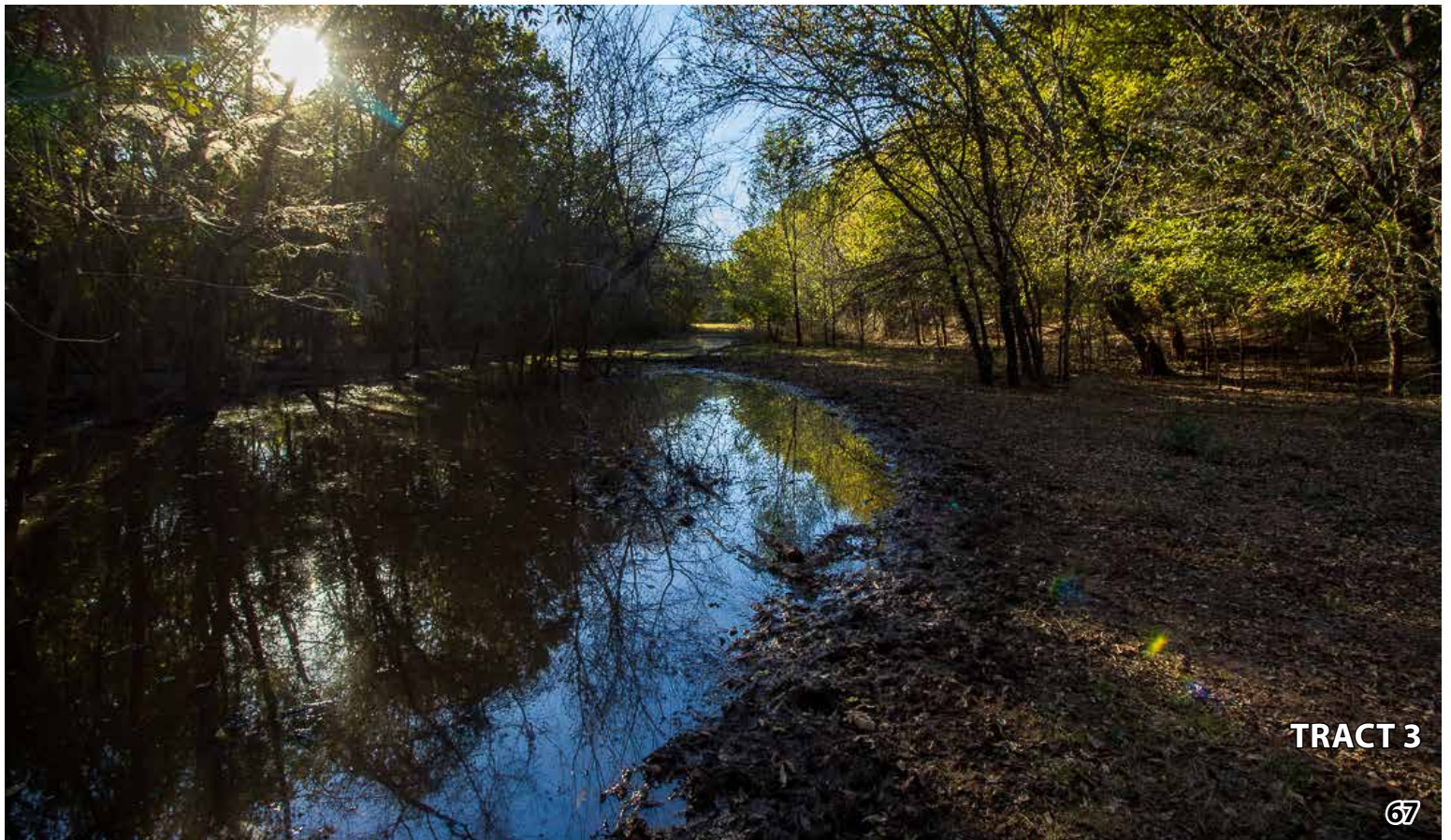
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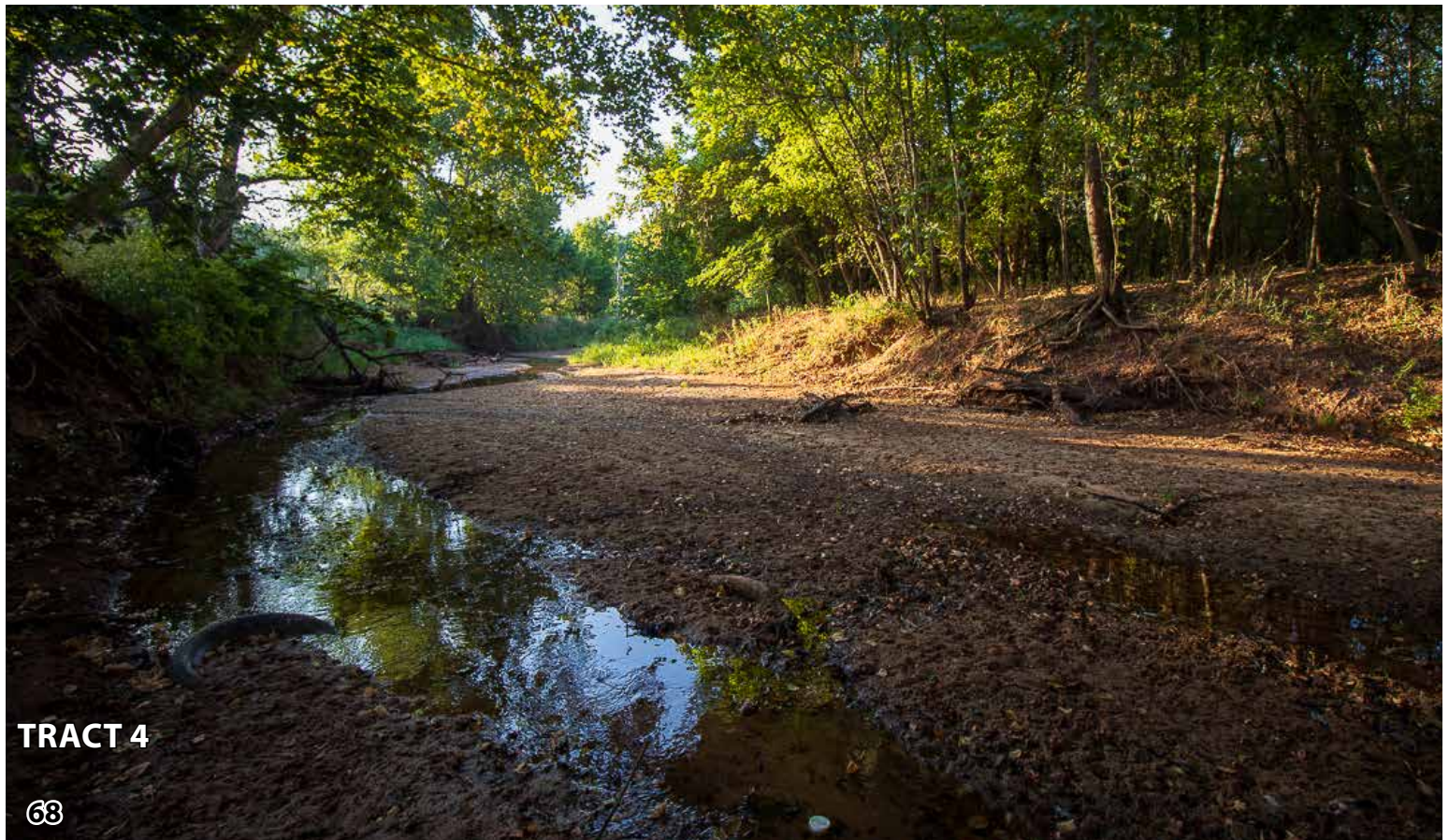
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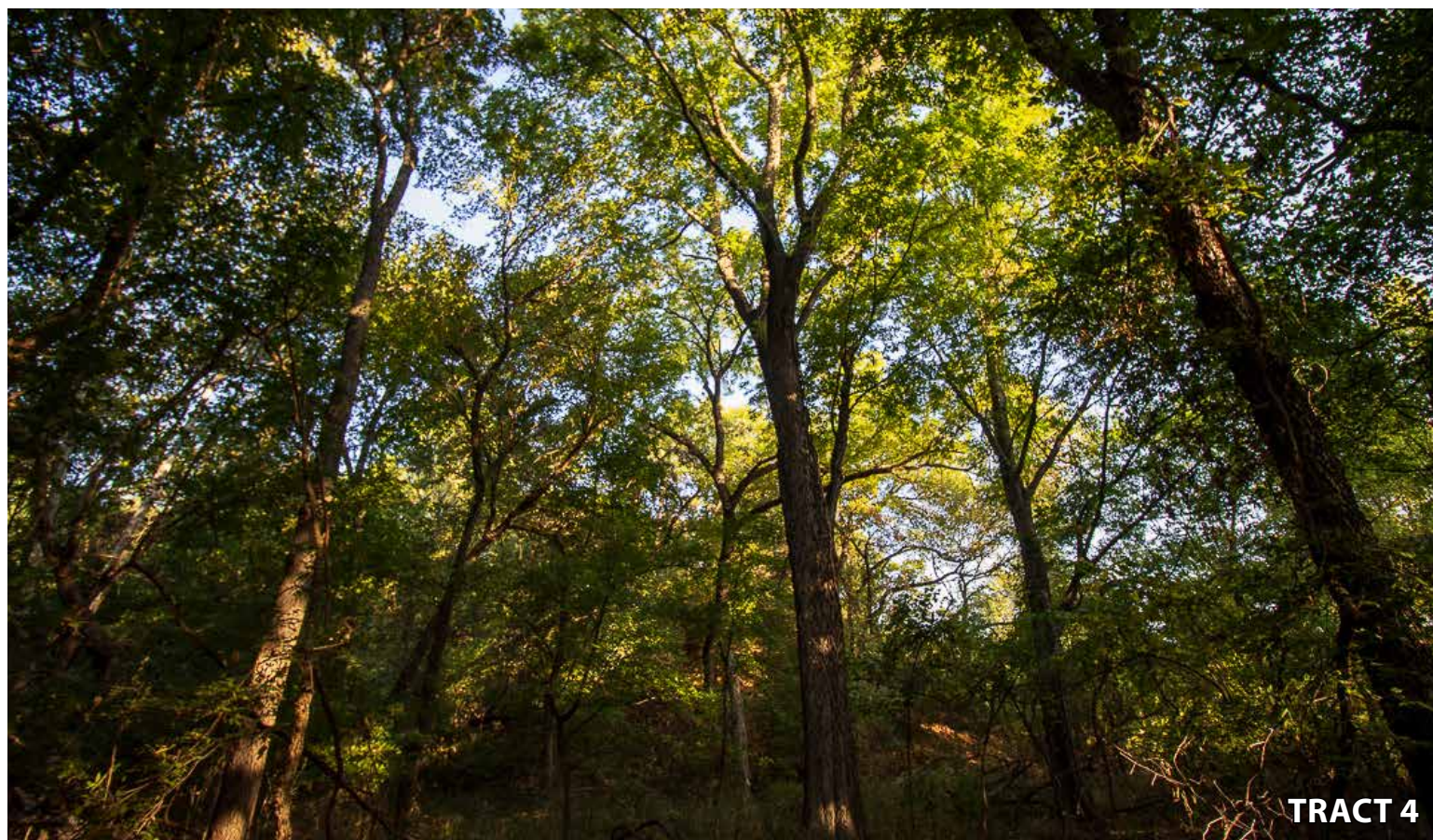
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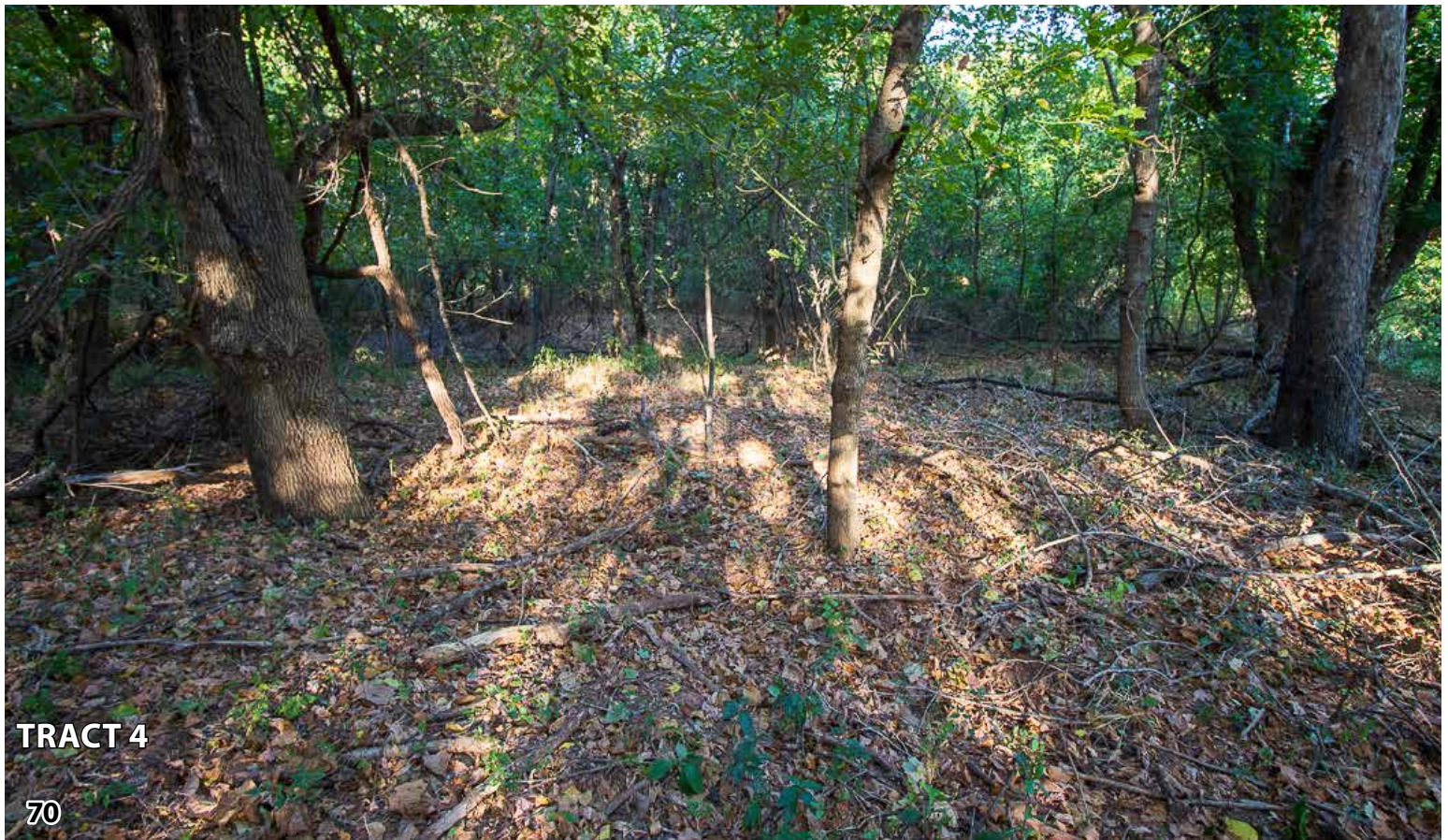
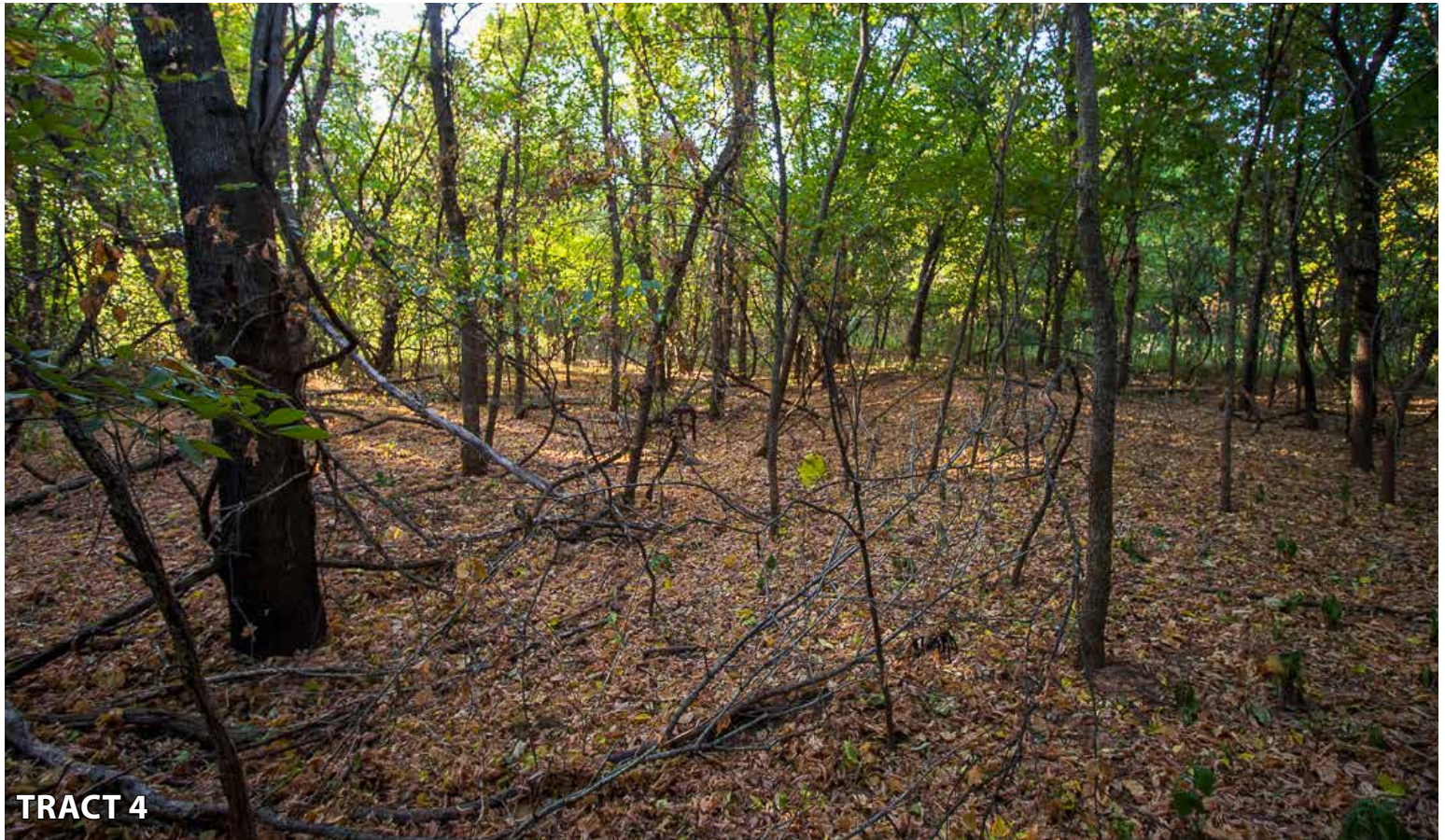
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REAL ESTATE & AUCTION COMPANY, INC.
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