

FINAL TITLE OPINION
PARK, NELSON, CAYWOOD & JONES, LLP
Attorneys at Law
Post Office Box 968
Chickasha, Oklahoma 73023-0968
Telephone: (405) 224-0386

December 30, 2024

Clear Choice Realty & Auction LP
503 NW 3rd St.
P.O. Box 40
Minco, OK 73059

Dear Ladies and Gentlemen:

Pursuant to your request, I have examined Abstract of Title No. 16755-G, containing 177 sheets, certified to June 9, 1976, at 7:50 A.M., by Seminole County Abstract Company, Wewoka, Oklahoma; Supplemental Abstract of Title No. 82784, containing 17 sheets, certified to May 29, 1979, at 7:50 A.M., by Pioneer Abstract Company, Wewoka, Oklahoma; Supplemental Abstract of Title No. 98211, containing 40 sheets, certified to April 24, 2000 at 7:50 A.M. by Pioneer Abstract Company, Wewoka, Oklahoma; Abstract of Title No. 111127, containing 46 sheets, certified to August 20, 2007 at 9:31 A.M. by Pioneer Abstract Company, Wewoka, Oklahoma; Abstract of Title No. 112700, containing 200 sheets, certified to June 26, 2024 at 7:50 a.m., by Pioneer Abstract Company, Wewoka, Oklahoma; and Abstract of Title No. 125505, containing 28 sheets, certified to November 19, 2024 at 7:50 a.m., by Pioneer Abstract Company, Wewoka, Oklahoma, covering the following described real property, to-wit:

Lots Ten (10), Eleven (11), and Twelve (12), Block Two (2) of Hamilton Addition
to Wewoka, Seminole County, Oklahoma.

In my opinion, title in and to such property is owned by the Estate of Herbert Lee Cooper, Sr., as shown by a general warranty deed appearing at Sheet 5 of supplemental abstract 98211 dated July 18, 1979 and recorded July 19, 1979 in Book 1308 at Page 498 of the records of Seminole County, Oklahoma, and by Divorce Decree appearing at Sheet 23 of supplemental abstract 98211 entered in the District Court of Seminole County, State of Oklahoma styled Herbert Lee Cooper, Sr., Plaintiff, versus Sandra Larue Cooper, Defendant, filed on April 28, 1995 and recorded April 28, 1995 in Book 1918 at Page 122 of the records of Seminole County, Oklahoma; and by Petition for Admission of Will to Probate; to Appoint Personal Representative Without Bond; to Issue Letters Testamentary; and to Determine the Death and Heirs, Devisees and Legatees of Herbert Lee Cooper, Sr., filed in the District Court of Seminole County, Oklahoma, Case No. PB-2023-30, appearing at Sheet 121 of abstract No. 112700, subject to the following:

1. At Sheet 166 of abstract no. 112700 appears a Notice of Renewal of Judgment filed in the District Court of Seminole County, State of Oklahoma, Case No. CS-04-288, against Herbert Cooper in favor of First Fidelity Bank, N.A., recorded April 17, 2024 in book 4517 at page 196 of the records of Seminole County, indicating a current balance of \$27,828.14 plus interest. We require a release of this judgment.

2. Title in and to the property was vested in Herbert L Cooper and Sandra L. Cooper pursuant to a general warranty deed appearing at Sheet 5 of abstract 98211. At sheet 23 of abstract 98211 appears a Decree of Divorce identifying him as Herbert Lee Copper (sic.), Sr. At Sheet 121 of abstract 112700 appears a Petition for Admission of Will to Probate; to Appoint Personal Representative Without Bond; to Issue Letters Testamentary; and to Determine the Death and Heirs, Devisees and Legatees of Herbert Lee Cooper, Sr. Finally in the judgment at sheet 166 he is identified as Herbert Cooper. Because of the multiple variations, and incorrect spellings of the owner's name, we require an affidavit by an individual with knowledge stating that Herbert Cooper, Herbert Lee Copper, Sr., Herbert Lee Cooper, Sr. And Hebert L. Cooper are one and the same as Herbert Lee Cooper, Sr.

3. At Sheet 141 of abstract 11270 appears a Summary Order in combined Case SC-2024-29 and PB-2023-30 with regard to a Forcible Entry and Detainer affidavit. It cannot be determined from the abstract if the Defendants have in fact vacated the property. You should assure yourself that the property is no longer claimed by the occupants named in the proceeding.

4. At Sheet 198 of abstract no. 112700 appears a Transfer-on Death Deed from Henry Thompson to Robert Shepherd Armstrong. Henry Thompson has no interest in the property, yet it refers to all of Section 30-T8N-R8E, Seminole County, Oklahoma. We therefore require a quit claim deed from the Grantor, Henry Thompson.

5. At Sheet 61 of the base abstract 16755-G appears a Right-of-Way in favor of Oklahoma Gas and Electric Company, granting a perpetual easement for the erection, operation, and maintenance of a line of poles, wires, and fixtures for the transmission of electric current and telephone and telegraph messages upon, over, and across a portion of the property which is the subject of this examination. This right-of-way was recorded on November 17, 1923 in Book 150 at Page 394 of the records of Seminole County, Oklahoma.

6. At Sheet 85 of the base abstract 16755-G appears a Right of Way Contract in favor of Wewoka Gas Company granting the right-of-way for construction, maintenance and operation of a pipeline for the transportation of gas over, through and under a portion of the subject property. This right of way was recorded on January 27, 1925 in Book 180 at Page 600 of the records of Seminole County.

7. At Sheet 86 of the base abstract 16755-G appears a Right-of-Way Agreement in favor of Oklahoma Natural Gas Corporation filed for record on January 22, 1927 in Book 250 at Page 130 of the records of Seminole County, Oklahoma. This right-of-way grants the right of way to lay, maintain, operate, relay and remove a pipe line 86 rods long and located in accordance with plat of definite location. You are directed to this document to ensure it will not affect your intended use of the property.

8. At Sheet 99 of the base abstract 16755-G appears a Right-of-Way in favor of Magnolia Petroleum Company, granting the right of way easement and privilege for the construction, operation and maintenance of a hydrocarbon pipeline over and through a portion of the property which is the subject of this examination. This right-of-way was recorded on January 12, 1931 in Book 445 at Page 114 of the records of Seminole County, Oklahoma.

9. At Sheet 149 of the base abstract 16755-G appears an Easement in favor of The City of Wewoka, a municipal corporation, granting an easement and right-of-way over and across a portion of the subject property. This easement was recorded on January 27, 1974 in Book 1217 at Page 465 of the records of Seminole County, Oklahoma.

10. The abstracter does not certify with respect to oil, gas and other minerals; and therefore, this opinion covers nothing with regard thereto.

11. The abstracter certifies that ad valorem taxes for 2023 and prior years have been paid. Taxes for 2024 are due, but not available for payment at this date.

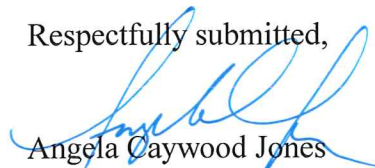
This opinion does not cover the rights of creditors, if any, in probate proceedings who received no notice by mail notwithstanding the fact that the identity and address of said creditors was known or reasonably ascertainable.

This examination does not purport to define the boundary lines or the location of improvements, if any, on the above described property; and does not purport to identify or locate any easement for utilities, streets, or otherwise, as these items can only be taken care of by proper survey conducted by a competent engineer.

All real estate is subject to environmental laws and regulations. This opinion does not cover or render any opinion as to whether the real estate in question has any presently existing or potential future problems relating to any type of environmental contamination, impairment or any other environmentally regulated conditions. Also, this opinion does not cover the existence of any State or Federal regulatory claims, actions, lawsuits, or private citizen suits and/or regulations, or for the cost of remediation of any environmentally related problems upon such property. You should assure yourself that the property is in compliance with all applicable environmental laws and regulations. Liability for environmental contamination and/or impairment and other environmental problems as well as the cost of remediation of the same may potentially be imposed upon the other and/or prior and subsequent owners of the property whether known or discovered at the time of the purchase of the property.

This opinion covers only instruments and records shown in the within abstract; does not cover the rights of persons other than the above owners in possession, if any, nor rights or claims under the Materialmen's and Mechanics' Lien Statutes of the State of Oklahoma, for labor or material furnished in making improvements, if any, within the past four months; nor special assessments or tax warrants not certified to the County Treasurer; nor suits or judgments of Federal Courts, if any, not filed in the office of the Court Clerk or County Clerk of Seminole County, Oklahoma.

Respectfully submitted,



Angela Caywood Jones

ACJ/lt

Invoice No. 4-071524-3