

FINAL TITLE OPINION
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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. 125234, containing 189 sheets, certified to June 26, 2024 at 7:50 A.M., by Pioneer Abstract Company, Wewoka, Oklahoma, and Abstract of Title No. 125508, containing 29 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:

Lot Six (6) or NW/4 SW/4 of Section Twenty (20), Township Nine (9) North, Range Eight (8) East of the I.M., Seminole County, Oklahoma.

In my opinion, title in and to such property is owned by the Estate of Herbert Cooper, as shown by a Sheriff's Deed appearing at Sheet 127 of the abstract dated August 21, 2013 and recorded August 26, 2013 in Book 3620 at Page 104 of the records 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 136 of the abstract, subject to the following:

1. At Sheet 186 of the abstract appears a 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.
2. As noted above title in and to the property is vested in the Estate of Herbert Cooper pursuant to a Sheriff's Deed in favor of Herbert Cooper appearing at Sheet 127 of the abstract. However, at Sheet 136 of the abstract 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. Case No. PB-2023-30 filed in the District Court of Seminole County, State of Oklahoma, on March 28, 2024. We therefore require an affidavit by an individual with knowledge stating that Herbert Cooper as identified in the Sheriff's Deed is 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 48 of the abstract appears a Right of Way Contract in favor of Empire Pipe Line Co., granting the right-of-way for laying, maintaining and operating a pipe line for the transportation of oil and gas and if necessary erect, maintain, and operate a telegraph or telephone line over, across and through a portion of the property which is the subject of this examination. This right-of-way contract was recorded January 7, 1927 in Book 249 at Page 535 of the records of Seminole County, Oklahoma.

5. At Sheet 57 of the abstract appears a Right-of-Way in favor of American Telephone and Telegraph Company of the Indian Territory granting the right-of-way and easement for construction, maintenance, operation, replacing or removal of such communication systems as the grantee may from time to time require, consisting of underground cables, wires, conduits, manholes, drains, and splicing boxes, and other appurtenances upon, over and under a portion of the subject property. This right-of-way was recorded July 3, 1943 in Book 655 at Page 369 of the records of Seminole County, Oklahoma.

6. At Sheet 80 of the abstract appears a Transmission Line Easement in favor of Western Farmers Electric Cooperative granting a perpetual easement and right of ingress and egress and for the erection, operation, maintenance, and patrol on said lands and in and upon all streets, roads or highways abutting said lands, electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith. This Transmission Line Easement was recorded on November 16, 1983 in Book 1466 at Page 167 of the records of Seminole County, Oklahoma.

7. At Sheet 108 of the abstract appears a Grant of Easement in favor of Oklahoma Gas and Electric Company granting an easement and the right of ingress and egress for the erection, maintenance and construction of poles, towers and/or other vertical structures for the transmission of electrical current over, across and upon a portion of the property which is the subject of this examination. This easement was recorded November 8, 2011 in Book 3415 at Page 279 of the records of Seminole County, Oklahoma.

8. At Sheet 110 of the abstract appears a Grant of Easement in favor of Oklahoma Gas and Electric Company granting an easement and the right of ingress and egress for the erection, maintenance and construction of poles, towers and/or other vertical structures for the transmission of electrical current over, across and upon a portion of the property which is the subject of this examination. This easement was recorded November 8, 2011 in Book 3415 at Page 281 of the records of Seminole County, Oklahoma.

9. At Sheet 130 of the abstract appears an Amended and Restated Memorandum of Construction and Water Gathering by and between Arkoma Water Resources, LLC and WSGP Gas Producing, LLC. This Amended and Restated Memorandum of Construction and Water Gathering was recorded February 22, 2023 in Book 4436 at Page 138 of the records of Seminole County, Oklahoma. You

are directed to this document to ensure it does not affect your intended use of the property.

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 yet payable.

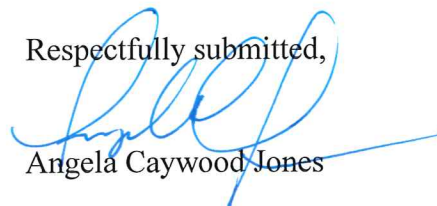
This opinion does not cover the rights of creditors, if any, in probate proceedings who received no notice by mail notwithstanding the fact that the identity and address of said creditors was known or reasonably ascertainable.

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. 4-071524-2