

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. 102101, containing 301 sheets, certified to December 28, 1999, at 7:50 A.M., by Pioneer Abstract Company, Wewoka, Oklahoma; Abstract of Title No. 104706, containing 303 sheets, certified to June 26, 2024, at 7:50 A.M., by Pioneer Abstract Company, Wewoka, Oklahoma; Abstract of Title No. 125506, containing 29 sheets, certified to November 19, 2024 at 7:50 a.m. by Pioneer Abstract Company, Wewoka, Oklahoma; and Abstract of Title No. 125507, 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:

West Half of the Northwest Quarter of the Northeast Quarter (W/2 NW/4 NE/4) and the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) and the Southeast Quarter of the Northeast Quarter of Section 22, Township 8 North, Range 6 East of the I.M., Seminole County, Oklahoma; containing 17.00 acres more or less; AND

A tract of land lying in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section 22, Township 8 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma and further described as Beginning at the Northwest corner of said NW/4 NW/4 NE/4 thence N88°57'47"E along the North line of said NW/4 NW/4 NE/4 for a distance of 200.00 feet, thence S00°39'36"E for a distance of 653.40 feet to the South line of said NW/4 NW/4 NE/4; thence S88°57'47"W along said South line for a distance of 200.00 feet to the West line of said NW/4 NW/4 NE/4; thence N00°39'36"W along said West line for a distance of 653.40 feet to the Point of Beginning, containing 3.00 acres more or less.

In my opinion, title in and to such property is owned by Herbert L. Cooper, Sr., now deceased as shown by a joint tenancy warranty deed appearing at Sheet 31 of abstract 104706 dated February 18, 2004 and recorded February 23, 2004 in Book 2591 at Page 282 of the records of Seminole County, Oklahoma, and by quit claim deed appearing at Sheet 43 of abstract 104706 dated October 29, 2004 and recorded November 17, 2004 in Book 2658 at Page 242 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 245 of abstract No. 104706, subject to the following:

1. At Sheet 207 of abstract 104706 appears a real estate mortgage from Herbert Cooper, an unmarried man, in favor of Mortgage Electronic Registration Systems Inc., as nominee for Freedom Mortgage Corporation dba Freedom Home Mortgage Corporation dated October 15, 2020 and recorded April 28, 2022 in Book 4369 at Page 226-245 of the records of Seminole County, Oklahoma. This mortgage secures the principal sum of \$130,914.00 and appears to be a valid lien against the real property.

2. At Sheet 265 of abstract 104706 appears a Summary Order in combined Case SC-2024-29 and PB-2023-30 with regard to a Forcible Entry and Detainer affidavit. At Sheet 299 of abstract 104706 appears an Order entered in a Forcible Entry and Detainer proceeding commencing at Sheet 290 of the abstract, ordering the Defendants therein named to vacate the premises. This Order was entered on the 28th of March, 2024. 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.

3. At Sheet 138 of abstract 104706 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.

4. At Sheet 45 of abstract 104706 appears a real estate mortgage from Herbert L. Cooper and Colletta D. Cooper, husband and wife, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Mortgage Company, LLC dated October 29, 2004 and recorded November 17, 2004 in Book 2658 at Page 244 of the records of Seminole County, Oklahoma. Further, at Sheet 71 of this abstract appears an assignment of this mortgage to Wells Fargo Bank, N.A., dated October 25, 2012 and recorded October 30, 2012 in Book 3521 at Page 297 of the records of Seminole County, Oklahoma. At Sheet 160 of abstract 104706 appears a purported release of this mortgage from Mortgage Electronic Registration Systems, Inc. The mortgage having previously been assigned to Wells Fargo Bank, N.A. We therefore require a release from the proper mortgage holder.

5. At Sheet 243 of the base abstract 102101 appears a Right-of-Way Easement in favor of Bowlegs Lima Water District, Inc., granting a perpetual easement for the construction, maintenance and operation of a water pipeline over, across, and through a portion of the property which is the subject of this examination. This right-of-way easement was recorded on April 1, 1980 in Book 1327 at Page 163 of the records of Seminole County, Oklahoma.

6. At Sheet 42 of abstract 104706 appears a Right-of-Way Easement in favor of Bowlegs Lima Water District, Inc., granting a perpetual easement for the construction, maintenance and operation of a water pipeline over, across, and through a portion of the property which is the subject of this examination. This right-of-way easement was recorded on October 25, 2004 in Book 2650 at Page 290 of the records of Seminole County, Oklahoma.

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

8. 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. 4-071524-1