

ATTORNEY'S CERTIFICATE

TO: Washita Valley Abstract & Title, LLC
First American Title Insurance Company

In Re: _____

Pursuant to your request, we have examined:

(here state abstracts examined and any other examination made such as certificates of title, check list or records.)

Abstract of Title No. 158841 containing 210 sheets certified to November 14, 2025, at 7:59 o'clock a.m. by Washita Valley Abstract & Title, LLC, Chickasha, Oklahoma;

and find the marketable fee simple title vested in Dolly Evelyn Goldsmith and Sybil Nichols, as joint tenants and not as tenants in common, with right of survivorship, as shown by a Joint Tenancy Warranty Deed appearing at Sheet 209 of the abstract dated March 21, 2017 and recorded March 21, 2017 in Book 5190 at Page 104 of the records of Grady County, Oklahoma, to the following described real estate, to-wit: *(here show complete and exact description of land to be insured)*

The South 396 feet of the SE/4 SE/4 NW/4 of Section 29, Township 8 North, Range 7 West, I.M., Grady County, State of Oklahoma.

Subject to the following: *(Show page in abstract AND book and page of recording.)*

1. Mortgage or Deeds of Trust: *(Give full data, including assignments, if any.)*

Beginning at Sheet 194 of the abstract appears a real estate mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Inc., dated November 22, 2016 and recorded November 28, 2016 in Book 5135 at Page 534 of the records of Grady County, Oklahoma. This mortgage secures the principal sum of \$68,000.00 and appears to be valid lien against the real property. We therefore require a release of this mortgage.

2. Judgments:

At Sheet 210 of the abstract appears a Statement of Judgment filed in the District Court of Grady County, State of Oklahoma, styled Discover Bank vs. Dolly E. Goldsmith, Case No. CS-2023-255 and recorded September 15, 2023 in Book 6212 at Page 460 of the records of Grady County, Oklahoma. This statement of judgment is for the principal balance of \$7,775.50 and appears to be a valid lien against the real property. We therefore require a release of this judgment.

3. Mechanic and Materialmen Liens:

None.

4. Oil & Gas or other leases:

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

5. Mineral Conveyances or Reservations:

See number 4 above.

6. Easements:

At Sheet 18 of the abstract appears an Easement for Right-of-Way in favor of the State of Oklahoma recorded March 4, 1931 in Book 187 at Page 628 of the records of Grady County, Oklahoma.

At Sheet 58 of the abstract appears a Right-of-Way Easement in favor of Rural Water, Sewer & Solid Waste Management, District No. 6, Grady County, Oklahoma, recorded May 23, 1973 in Book 941 at Page 879 of the records of Grady County, Oklahoma. This right of way easement is for the purposes of a water pipeline over and across a portion of the property which is the subject of this examination.

At Sheet 175 of the abstract appears an Order Annexing Additional Territory to Rural Water, Sewer and Solid Waste Management District No. 6, Grady County, Oklahoma, recorded September 14, 2009 in Book 4211 at Page 17 of the records of Grady County, Oklahoma.

7. Are there effective restrictive covenants in deeds, Plats or Dedications?

(Note whether restrictions provide for reversion or forfeiture upon violation.)

None.

8. Taxes, State, County, City and School, paid up to and including the year 2024.

(If any unpaid, show years and amounts.)

Ad valorem taxes for 2024 and prior years are paid. Ad Valorem Taxes for 2025 are Due and Payable in the amount of \$834.00

9. Assessments: Special levies paid up to and including the year 20____.

(If any delinquent specify in full.) (If payable in future installments set out fully.)

None.

10. Other Tax Liens: Estate and income taxes, Federal or State, corporation and franchise taxes, social security, or other:

None.

11. Area & Boundaries:

As described.

12. Is the title marketable? Yes subject to satisfaction of the following:

At Sheet 192 of the abstract appears an Order Allowing Final Account and Final Decree in the matter of the Estate of Ina S. Noakes, deceased, No. 7853. Pursuant to this Decree, Ina S. Noakes claimed the surface of the entirety of the SE/4 SE/4 NW/4 of said Section 29, Township 8 North, Range 7 West. This Decree was recorded Originally in Book 92 at Page 21 of the records of Grady County, Oklahoma. It was subsequently re-recorded on September 12, 2013 in Book 4662 at Page 430 of the records of Grady County, Oklahoma.

At Sheet 139 of the abstract appears a quiet title action from prior record owners recorded June 26, 1989. However, Ina S. Noakes was not included in that action. We therefore require an affidavit of ownership from the current record owners stating that the Estate of Ina S. Noakes, deceased, has no right, title or interest in the subject property.

13. Does the property have a legal right of access?

This cannot be determined from an examination of the abstract.

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 Materialman's and Mechanic's 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 Grady County, Oklahoma.

SO FAR AS KNOWN TO THE UNDERSIGNED, THERE IS NO DISPUTE AMONG ATTORNEYS OF THE LOCAL BAR AS TO THE VALIDITY OF THIS TITLE.

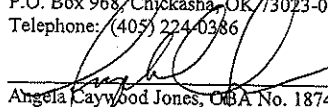
Undersigned certifies that, subject to information above, the title is clear of any other exceptions and encumbrances and hereby authorized the issuance of the title policy binder or title policy as requested as of the 14th day of November, 2025, at 7:59 o'clock A.M. to the above mentioned property subject to the above mentioned exceptions.

Policies Requested

Owners _____

Mortgages _____

PARK, NELSON, CAYWOOD & JONES, LLP
P.O. Box 968, Chickasha, OK 73023-0968
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Angela Caywood Jones, OBA No. 18742
Examining Attorney

Invoice No. 4-111925-1

November 19, 2025