

*Multi-County Oklahoma*

# LAND AUCTION

Beaver, Hughes & Nowata

**530± acres**  
*4 Properties*

**INFORMATION  
BOOKLET**

• Paved Road Frontage

532-5505  
SchraderAuction.com

*2 Dates*

4% Buyer's Premium

Tract 1: Beaver County - TUESDAY, MARCH 8 • 1PM

Tract 2: Nowata County - THURSDAY, MARCH 10 • 11AM

Tracts 3 & 4: Hughes County - THURSDAY, MARCH 10 • 6PM

## 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.

*Charles Brent Wellings Associate Broker, 158091*

*Schrader Real Estate and Auction Co Inc.*

*(Branch Office - Stillwater, OK), 172583*



### **SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

#### **TERMS & CONDITIONS:**

**PROCEDURE:** Tracts 1 through 4 will be offered in individual tracts per auction date and time of, no combination bidding will be permitted between tracts being offered in separately scheduled auctions. There will be open bidding on all tracts included in each scheduled auction as determined by the Auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

**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 a merchantable title by Special Warranty Deed.

**EVIDENCE OF TITLE:** Seller agrees to make avail-

able to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as 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:** Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

**ACREAGE AND TRACTS:** All acreages, dimensions and square footages 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 to inspect any changes or additions to the property information.

# BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORMS**
- **ONLINE BIDDING REGISTRATION FORMS**
- **LOCATION MAPS & AERIAL TRACT MAPS**
- **SOIL INFORMATION (Soils, Topography Maps)**
- **TAX/PARCEL INFORMATION**
- **PRELIMINARY TITLE (Beaver & Hughes Counties)**
- **PHOTOS**

**For Information Call Sale Manager: Brent Wellings at 405-332-5505**



# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, MARCH 8, 2022**

**320+ ACRES – BEAVER COUNTY, 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](mailto:auctions@schraderauction.com) or [brent@schraderauction.com](mailto:brent@schraderauction.com), no later than Wednesday, March 1, 2022.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Bidder # \_\_\_\_\_

Name \_\_\_\_\_

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: \_\_\_\_\_



# **BIDDER PRE-REGISTRATION FORM**

**TRACT 2**

**THURSDAY, MARCH 10, 2022**

**50+ ACRES – NOWATA COUNTY, 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](mailto:auctions@schraderauction.com) or [brent@schraderauction.com](mailto:brent@schraderauction.com), no later than Thursday, March  
3, 2022.

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: \_\_\_\_\_





# **BIDDER PRE-REGISTRATION FORM**

**TRACTS 3 & 4**

**THURSDAY, MARCH 10, 2022**

**80+ AC & 160+ AC (50% undivided interest) – HUGHES COUNTY, 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](mailto:auctions@schraderauction.com) or [brent@schraderauction.com](mailto:brent@schraderauction.com), no later than Thursday, March 3, 2022.

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  
320± Acres • Beaver County, Oklahoma  
Tuesday, March 8, 2022**

**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, March 8, 2022 at 1:00 PM.
- 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.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, March 1, 2022**. Send your deposit and return this form via email to: **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.

**Online Auction Bidder Registration  
50± Acres • Nowata County, Oklahoma  
Thursday, March 10, 2022**

**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 Thursday, March 10, 2022 at 11:00 AM.
- 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.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, March 3, 2022**. Send your deposit and return this form via email to: **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.

**Online Auction Bidder Registration**  
**80± Acres & 160± Acres (50% undivided interest)**  
**Hughes County, Oklahoma**  
**Thursday, March 10, 2022**

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 Thursday, March 10, 2022 at 6:00 PM.
- 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.

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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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, March 3, 2022**. Send your deposit and return this form via email to: **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: \_\_\_\_\_

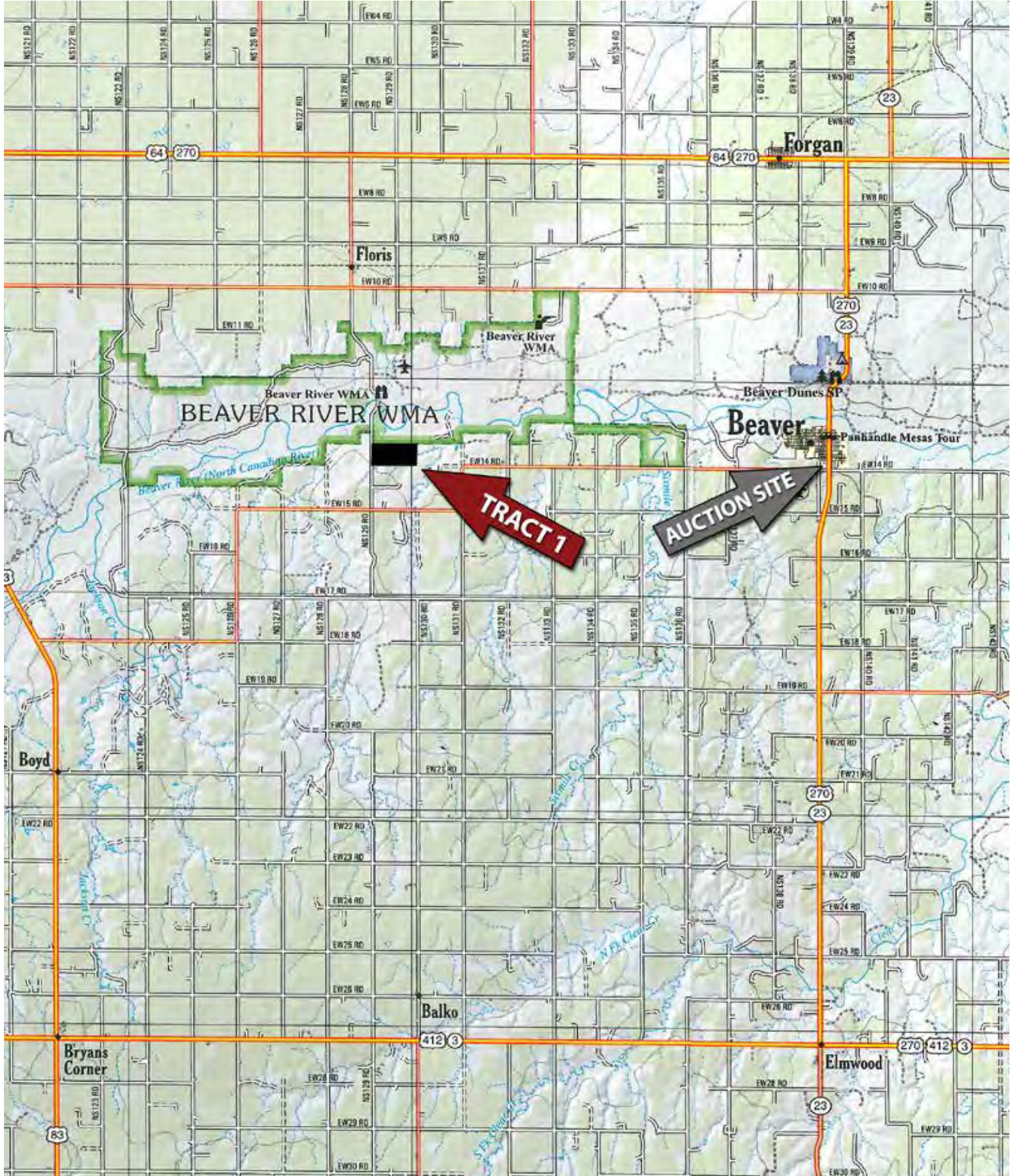
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP - TRACT 1

## BEAVER COUNTY



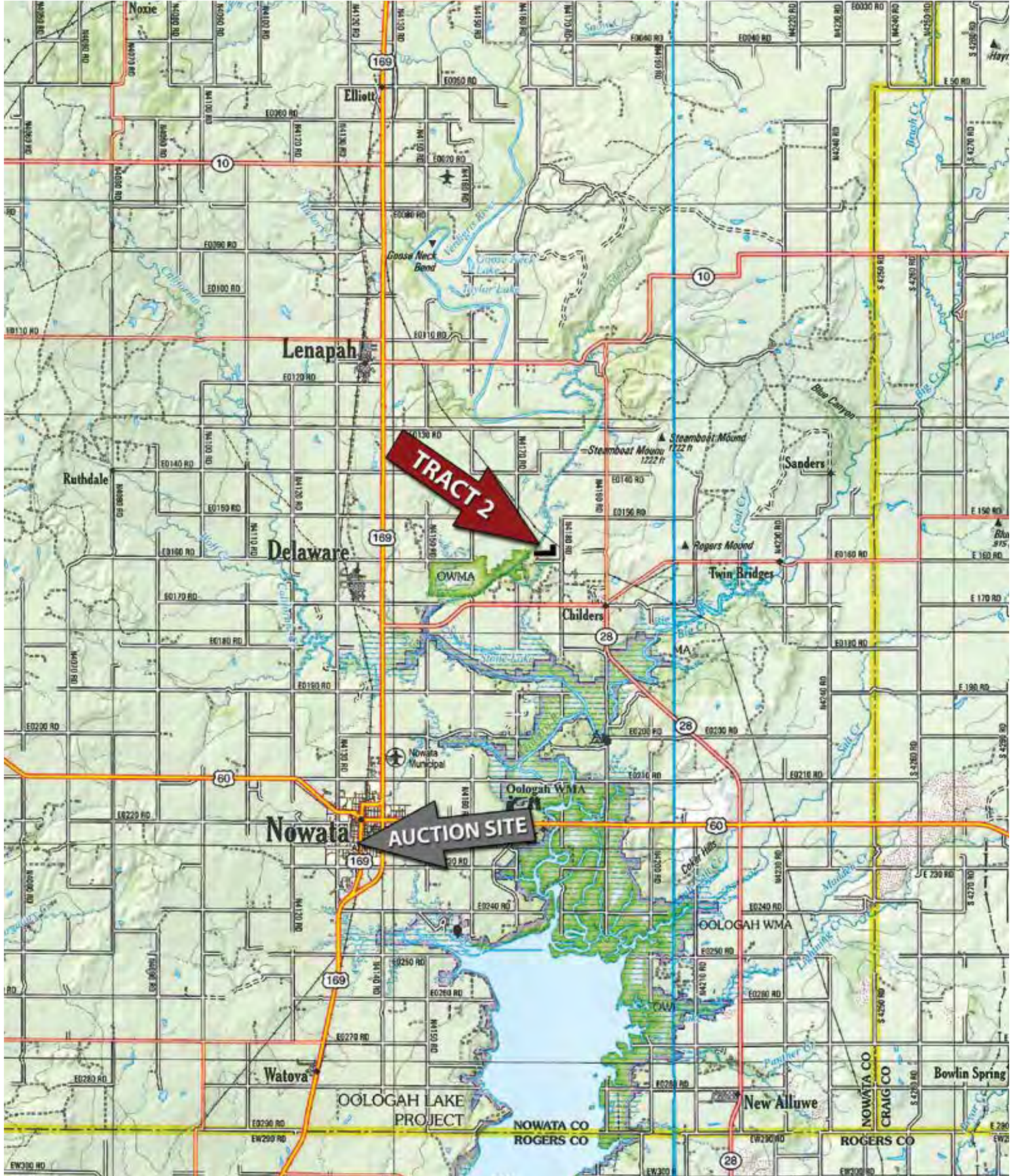
# AERIAL TRACT MAP 1

## BEAVER COUNTY



# LOCATION MAP - TRACT 2

## Nowata County



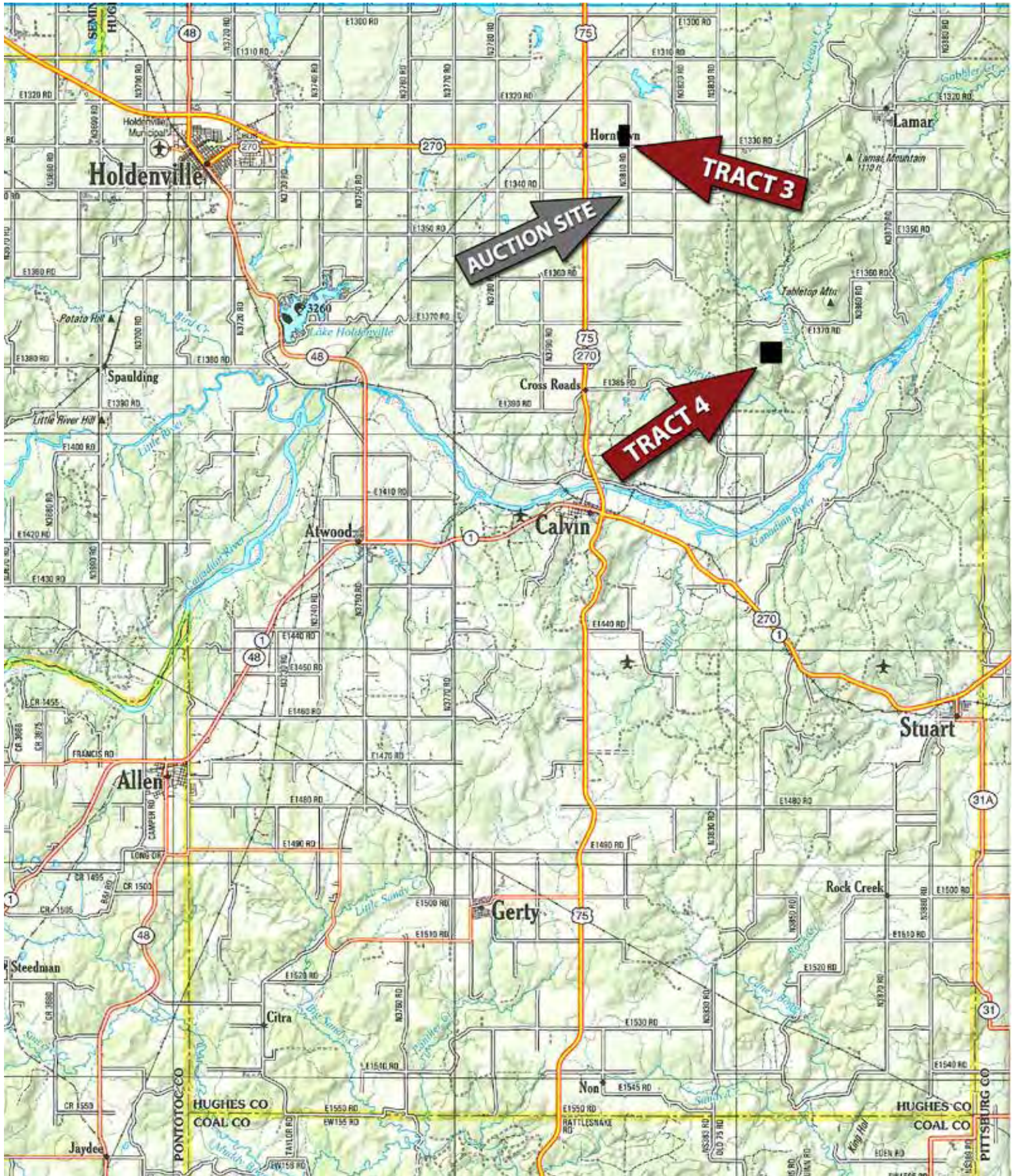
# AERIAL TRACT MAP 2

## Nowata County



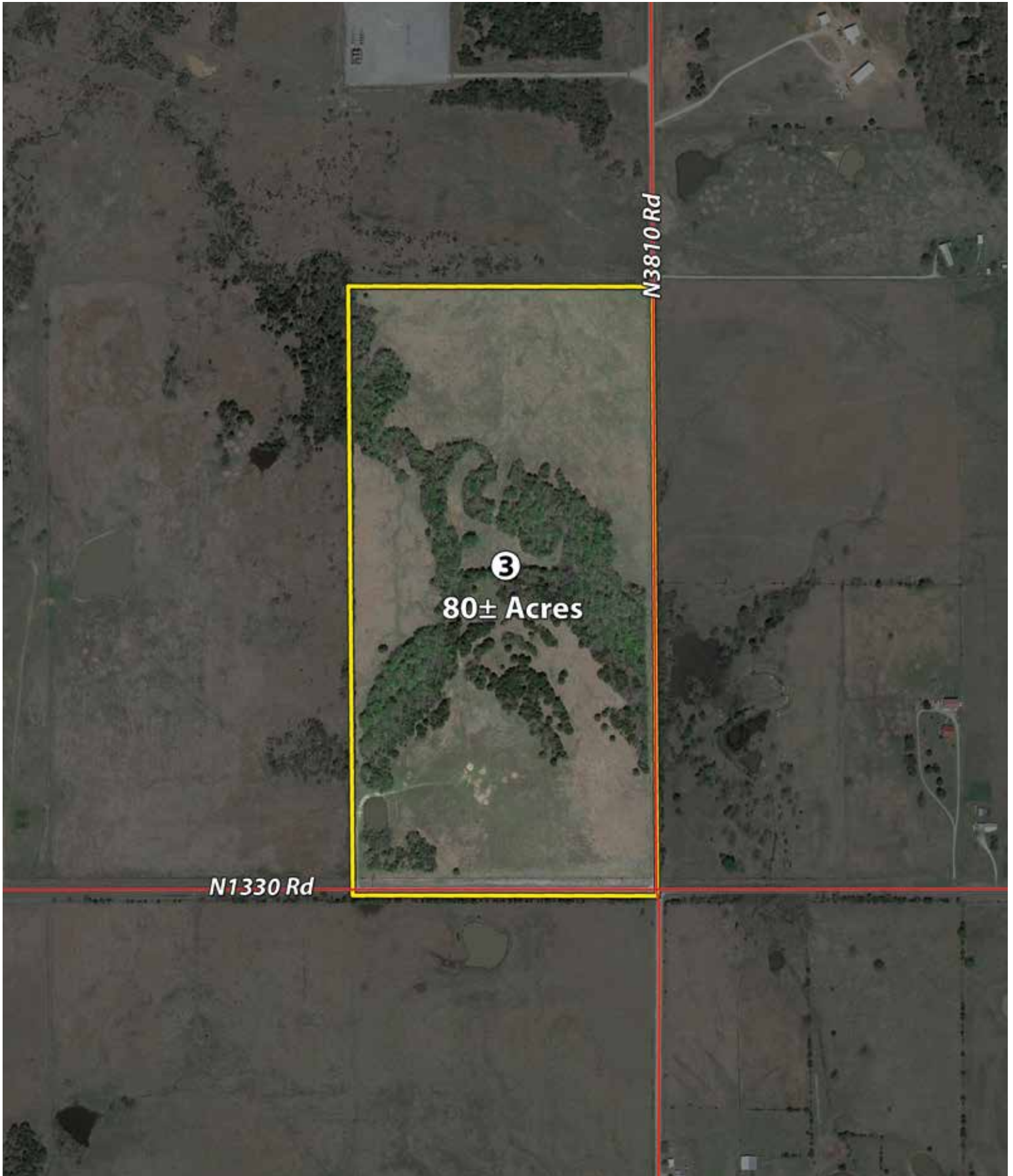
# LOCATION MAP - TRACTS 3 & 4

## HUGHES COUNTY



# LOCATION MAP - TRACTS 3 & 4

## HUGHES COUNTY



# LOCATION MAP - TRACTS 3 & 4

## HUGHES COUNTY

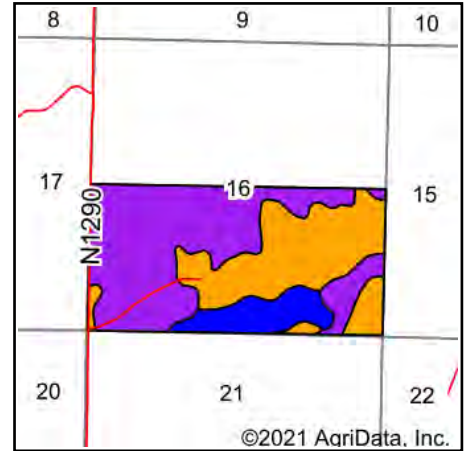
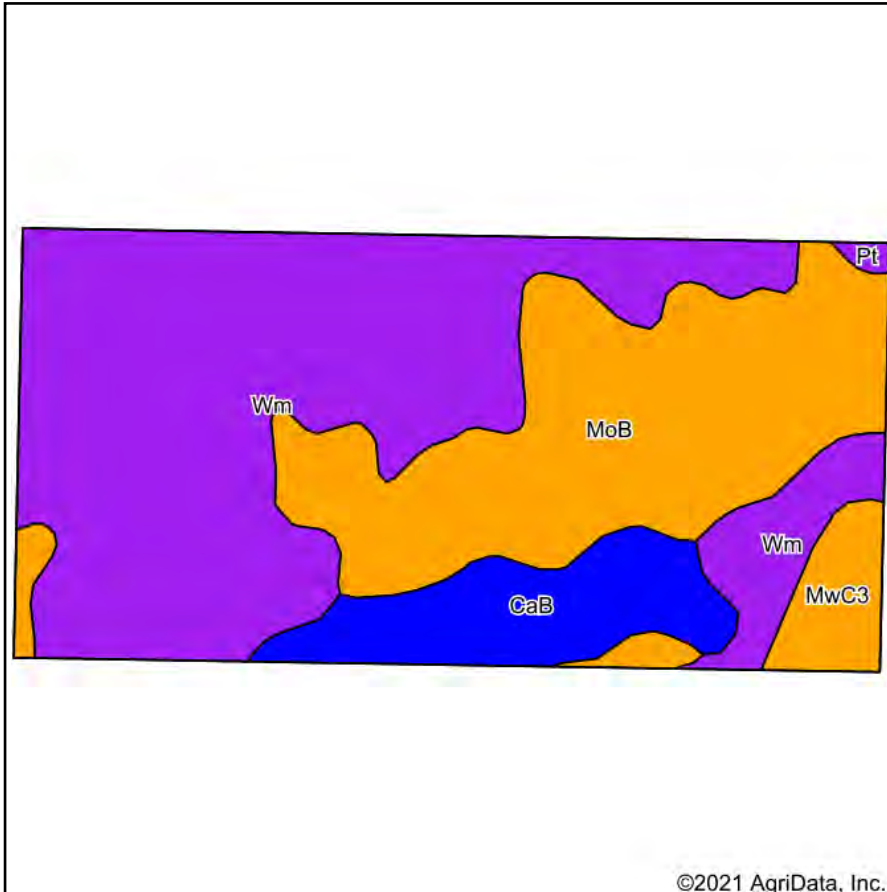




# **SOIL INFORMATION**

# SOIL MAP - TRACT 1

## BEAVER COUNTY



State: **Oklahoma**  
 County: **Beaver**  
 Location: **16-4N-22E**  
 Township: **South Beaver**  
 Acres: **319.99**  
 Date: **6/8/2021**



©2021 AgriData, Inc.

Soils data provided by USDA and NRCS.

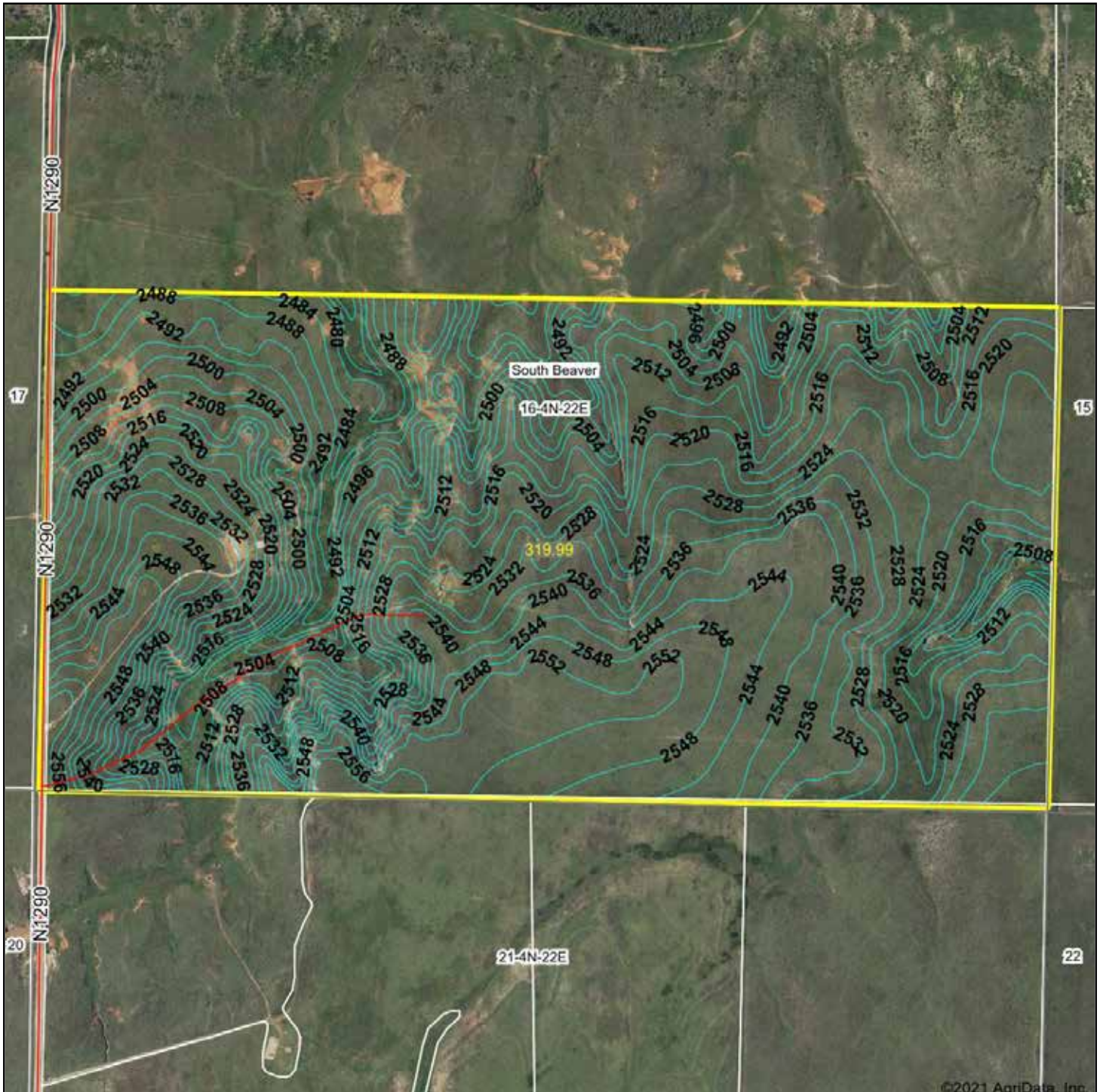
Area Symbol: OK007, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn Irrigated	Cotton lint Irrigated	Grain sorghum	Grain sorghum Irrigated	Introduced bluestem	Soybeans Irrigated	Wheat	Wheat Irrigated
Wm	Woodward-Mansic complex, 3 to 15 percent slopes	169.33	52.9%		Vle			72	2	9	1	4	2	5
MoB	Mansic-Mobeetie complex, 1 to 3 percent slopes	98.29	30.7%		Ille	Ille	93		23	57	3		19	31
CaB	Carey silt loam, 1 to 3 percent slopes	33.67	10.5%		Ile				30		4		25	
MwC3	Mansic-Woodward complex, 3 to 5 percent slopes, eroded	17.57	5.5%		Ille				2		2		17	
Pt	Vona-Tivoli complex, 5 to 30 percent slopes	1.13	0.4%		Vle	Ive								
<b>Weighted Average</b>							<b>28.6</b>	<b>38.1</b>	<b>11.4</b>	<b>22.3</b>	<b>2</b>	<b>2.1</b>	<b>10.5</b>	<b>12.2</b>

Soils data provided by USDA and NRCS.

# TOPO CONTOURS MAP - TRACT 1

## BEAVER COUNTY



© AgriData, Inc. 2021 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 4.0  
Min: 2,470.8  
Max: 2,563.9  
Range: 93.1  
Average: 2,522.2  
Standard Deviation: 19.82 ft

0ft 818ft 1636ft



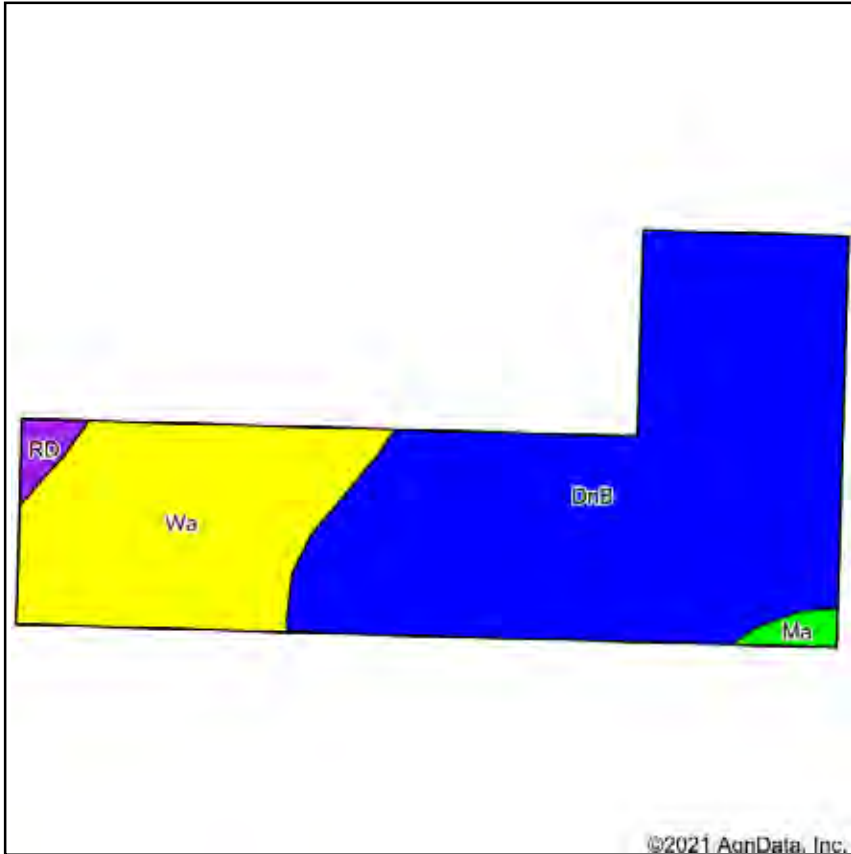
6/8/2021

16-4N-22E  
Beaver County  
Oklahoma

Map Center: 36° 48' 31.29, -100° 41' 39.45

# SOIL MAP - TRACT 2

## Nowata County



©2021 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Nowata**  
 Location: **26-27N-16E**  
 Township: **Lenapah-Delaware**  
 Acres: **50.02**  
 Date: **6/8/2021**



Maps Provided By



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www.AgriDataInc.com



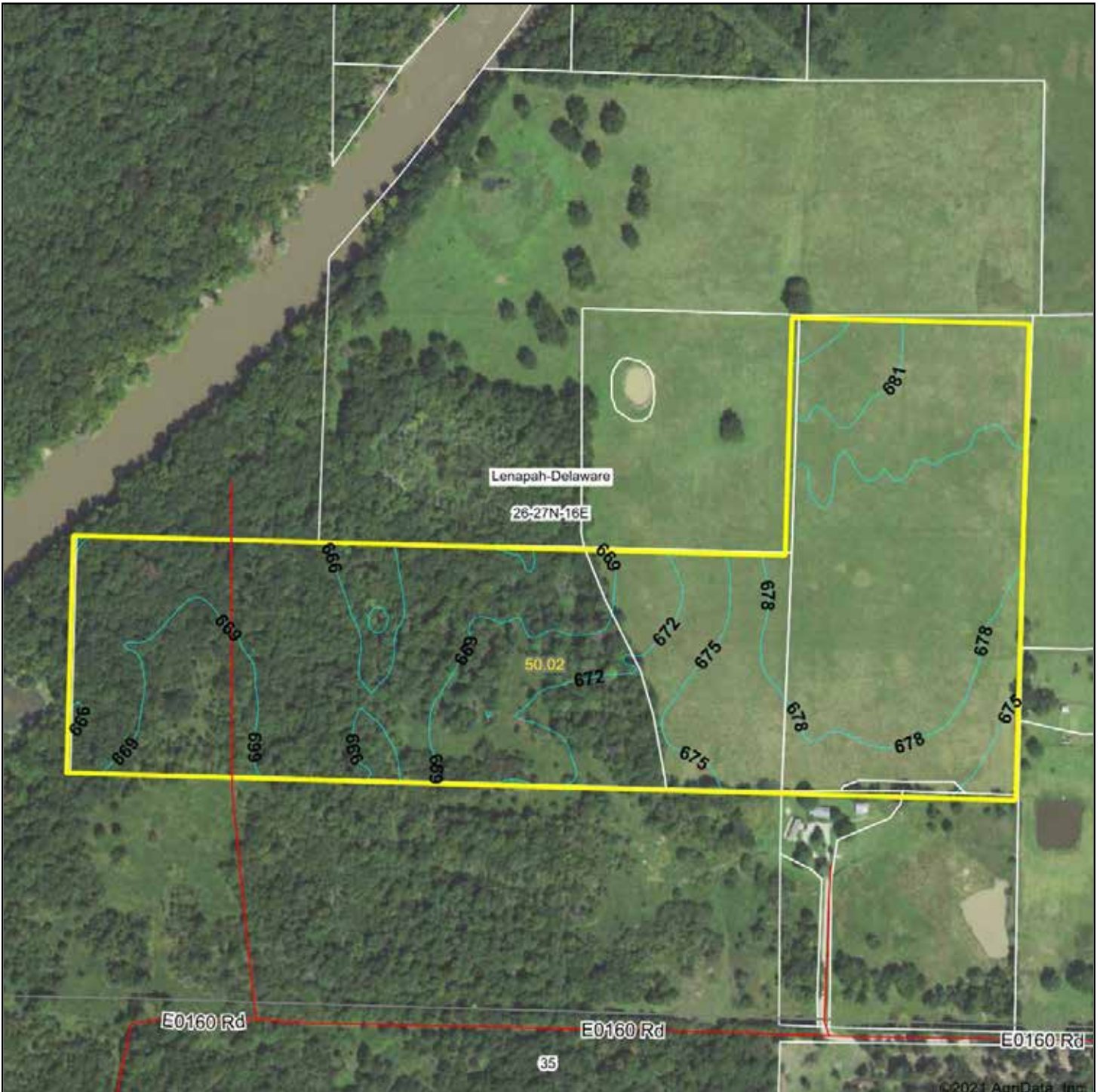
Area Symbol: OK105, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
DnB	Dennis silt loam, 1 to 3 percent slopes	34.41	68.8%		IIe
Wa	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	14.23	28.4%		IVw
RD	Radley silt loam, 0 to 1 percent slopes, frequently flooded	0.72	1.4%		Vw
Ma	Mason silt loam, 0 to 1 percent slopes, rarely flooded	0.66	1.3%		Iw

Soils data provided by USDA and NRCS.

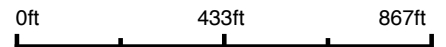
# TOPO CONTOURS MAP - TRACT 2

## Nowata County



Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 665.3  
Max: 682.4  
Range: 17.1  
Average: 673.9  
Standard Deviation: 5.38 ft



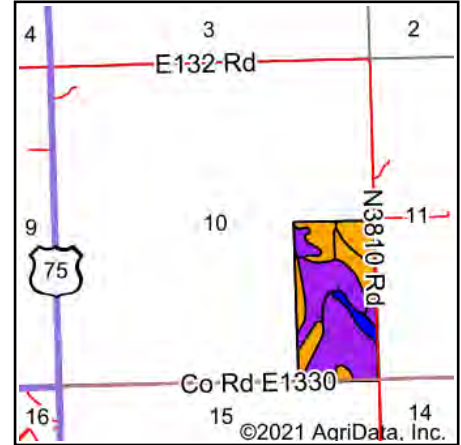
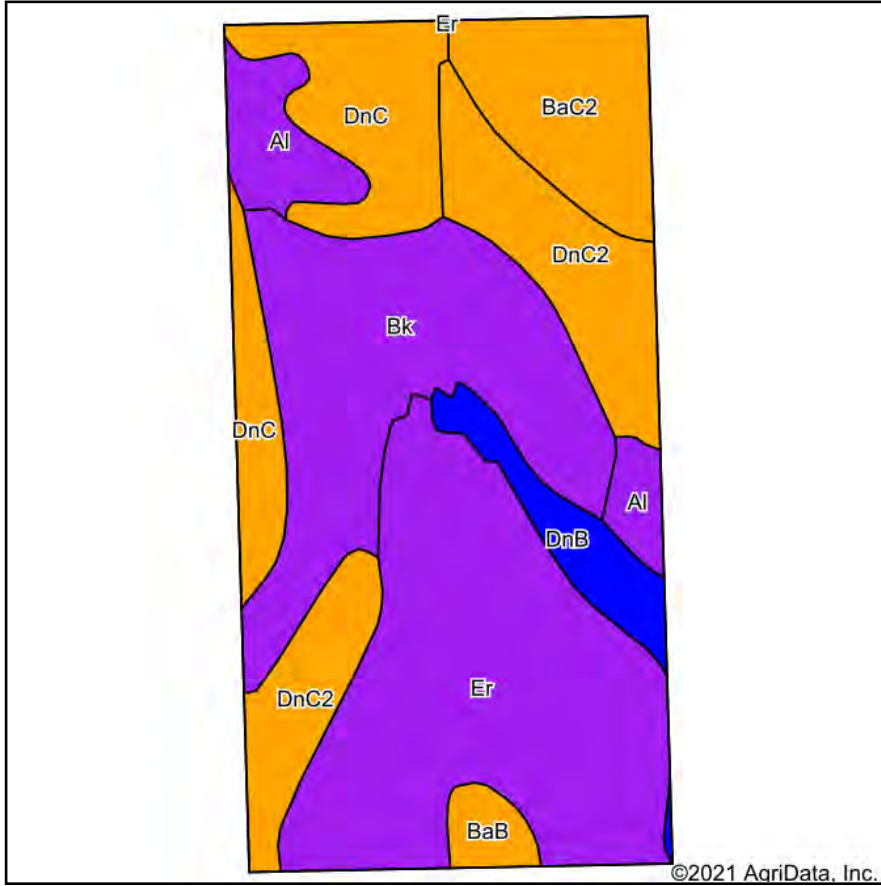
6/8/2021

26-27N-16E  
Nowata County  
Oklahoma

Map Center: 36° 47' 23.11, -95° 33' 51.91

# SOIL MAP - TRACT 3

## HUGHES COUNTY



State: **Oklahoma**  
 County: **Hughes**  
 Location: **10-7N-10E**  
 Township: **Holdenville**  
 Acres: **80.45**  
 Date: **6/8/2021**



Soils data provided by USDA and NRCS.

Area Symbol: OK063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Cool season grasses	Grain sorghum	Improved bermudagrass	Peanuts	Soybeans	Tall fescue	Wheat
Er	Dennis loam, 2 to 8 percent slopes, severely eroded	24.17	30.0%		Vle								
Bk	Eram-Verdigris complex, 0 to 20 percent slopes	18.21	22.6%		Vle								
DnC2	Dennis loam, 3 to 5 percent slopes, eroded	11.74	14.6%		Ille	4		50		6		20	5 30
DnC	Dennis loam, 3 to 5 percent slopes	9.72	12.1%		Ille	4		65		7		30	6 35
BaC2	Bates fine sandy loam, 3 to 5 percent slopes, eroded	7.11	8.8%		Ille								
AI	Verdigris silt loam, 0 to 2 percent slopes, frequently flooded	4.54	5.6%		Vw			7					
DnB	Dennis loam, 1 to 3 percent slopes	3.56	4.4%		lle	5		70		7	1400	35	6 35
BaB	Bates fine sandy loam, 1 to 3 percent slopes	1.40	1.7%		Ille								
<b>Weighted Average</b>						<b>1.3</b>	<b>0.4</b>	<b>18.2</b>		<b>2</b>	<b>62</b>	<b>8.1</b>	<b>1.7 10.2</b>

Soils data provided by USDA and NRCS.

# TOPO CONTOURS MAP - TRACT 3

## HUGHES COUNTY



Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 818.3  
Max: 867.7  
Range: 49.4  
Average: 841.0  
Standard Deviation: 10.53 ft

0ft 436ft 872ft



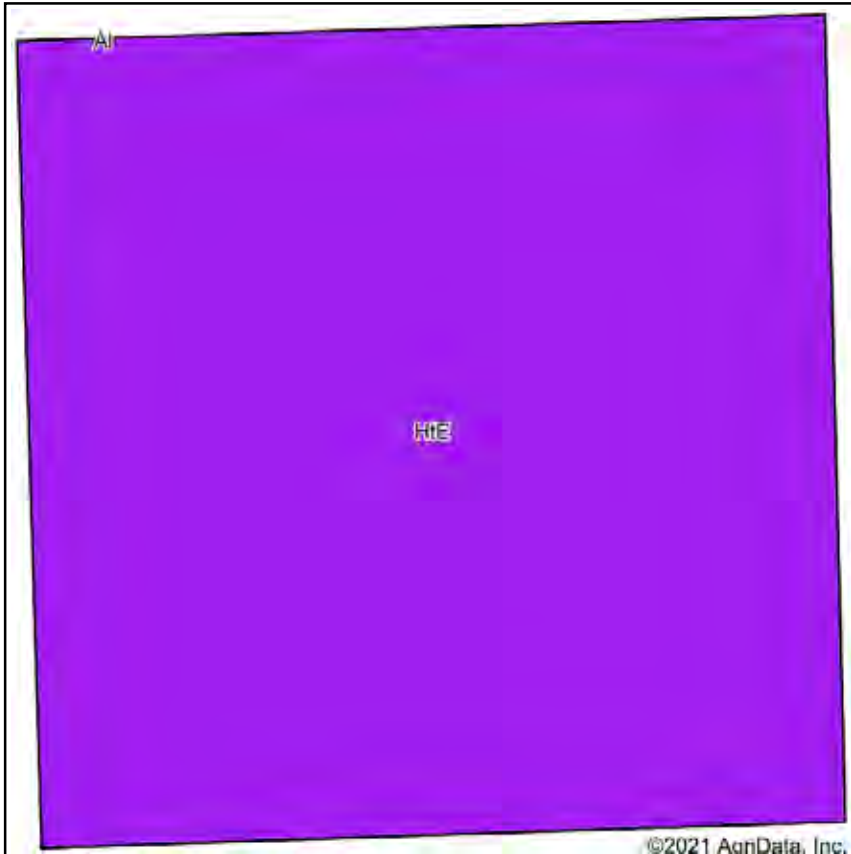
6/8/2021

10-7N-10E  
Hughes County  
Oklahoma

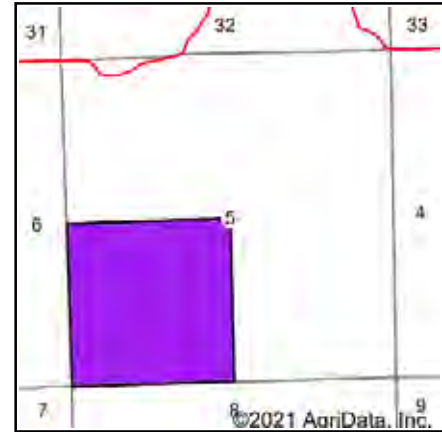
Map Center: 35° 5' 25.8, -96° 13' 55.75

# SOIL MAP - TRACT 4

## HUGHES COUNTY



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Hughes**  
 Location: **5-6N-11E**  
 Township: **Holdenville**  
 Acres: **159.96**  
 Date: **6/8/2021**



Maps Provided By



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Area Symbol: OK063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cool season grasses
HtE	Hector-Endsaw complex, 5 to 30 percent slopes, stony	159.96	100.0%		VIIe	
<b>Weighted Average</b>						<b>*-</b>

Soils data provided by USDA and NRCS.



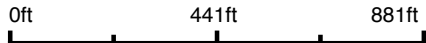
# TOPO CONTOURS MAP - TRACT 4

## HUGHES COUNTY



© AgriData, Inc. 2021 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 711.8  
Max: 1,031.1  
Range: 319.3  
Average: 883.4  
Standard Deviation: 82.51 ft



6/8/2021

5-6N-11E  
Hughes County  
Oklahoma

Map Center: 35° 1' 4.21, -96° 10' 20.93



# **TAX/PARCEL INFORMATION**

# TAX/PARCEL INFORMATION - TRACT 1

## BEAVER COUNTY

### 2021 Real Estate Tax Beaver County, Oklahoma — Item #4190.0

DANGOTT, ALICE REV TRUST 1991  
[\(ALL\)](#)

%BANK OF OKLAHOMA ATTN: RPS  
P O BOX 24128  
OKLAHOMA CITY, OK 73124

#### PROPERTY DETAILS

**Parcel** 0000-16-04N-22E-0-002-00 [\(All\)](#)  
**Acres** 320.00  
**Addition**  
**Block** 4N  
**Lot** 22E  
**Location** [BEAVER](#)

#### GROSS ASSESSED \$3,169.00

<b>Property</b>	\$3,169.00
<b>Improvements</b>	\$0.00
<b>Miscellaneous</b>	\$0.00
<b>Mobile home</b>	\$0.00
<b>Exemption</b>	\$0.00
<b>Net Assessed</b>	\$3,169.00

#### TAX DETAILS

<b>Net Assessed Value</b>	\$3,169.00
<b>Millage Rate</b>	0.0761400
<b>School District</b>	22 BEAVER
<b>Total Tax</b>	\$241.00
<b>Fees</b>	\$0.00
<b>Penalties</b>	\$0.00
<b>Unpaid Taxes</b>	\$0.00

#### RECEIPTS

Receipt #05254 for the amount of **\$241.00**.  
Paid on Dec 27th, 2021 by BANK OF OK  
FOR DANGOTT.

#### LEGAL DESCRIPTION

S2 817-524-1201 ROBIN WATERS, CONTACT

# TAX/PARCEL INFORMATION - TRACT 2

## Nowata County

### Tax Roll Inquiry

Nowata County Treasurer



Lynn Wesson, Treasurer  
229 N Maple St Nowata, OK 74048  
Phone: 918-273-3562  
Fax: 918-273-9170  
E-Mail: lynn.wesson@outlook.com



#### Owner Name and Address

DANGOTT, ALICE BADGER TRUST 1/2 INT  
& DANGOTT, LAURA JOAN TRUST 1/2 INT  
BOKF, NA TRUSTEE  
PO BOX 24128  
OKLAHOMA CITY OK 73124-0000

#### Taxroll Information

Tax Year : 2021  
Property ID : 0000-26-27N-16E-3-004-00  
Location :  
School District : 1003 I-3 Rural Mills : 91.79  
Type of Tax : Real Estate  
Tax ID : 2777

#### Legal Description and Other Information:

SEC 26-27N-16E NESESW,N2SWSE,SWNESE NWSESE SEE DEED FOR INT 50.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1218	Base Tax	112.00
Improvements	0	Penalty	0.00
Net Assessed	1218	Fees	0.00
		Payments	112.00
		Total Paid	112.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/22/2021	5466	Check	Taxes	112.00	BOK FINANCIAL->Check# 8231

# TAX/PARCEL INFORMATION - TRACTS 3 & 4

## HUGHES COUNTY

**Make Checks Payable to:**  
**HUGHES COUNTY TREASURER**  
**DAWN LINDSEY**

200 N BROADWAY ST #6  
 HOLDENVILLE, OK 74848  
 (405) 379-5371

Parcel ID Number  
 0000-05-006-011-0-006-01

(80 Acres)

05-06N-11E

Owner 39828

DANGOTT, ALICE BADGER 1991 REVO TRUST  
 BOKF, NA  
 ATTN: TRUST REAL ESTATE  
 PO BOX 24128  
 OKLAHOMA CITY OK 24128-0000

### Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.39	3.63
COUNTY HEALTH	2.59	0.84
VO-TECH GENERAL	10.26	3.31
VO-TECH BUILDING	2.06	0.67
COUNTY WIDE 4-MIL	4.15	1.34
SCHOOL DIST GEN.	36.58	11.82
SCHOOL DIST BLDG	5.22	1.69
SCHOOL DIST SINK	7.25	2.34
EMS	3.11	1.00
EMS SINKING	1.10	0.36
<b>TOTALS</b>	<b>82.71</b>	<b>27.00</b>

Calvin Rural  
**Real Estate**

School Dist **1048R** Tax Year **2021** Taxroll Item # **2809**

	Values
Gross Assessed	323
Exemptions	0
Net Assessed	323
Total Tax	<b>27.00</b>
Total Tax Payments	27.00

KT

**None Due** **\$0.00**

Legal Description:

(80 Acres)  
 1/2 SW SECTION 5-6-11 781-777 807-85 932-595 1013-507 11/1/04  
 1046-619 1515-706 8/25/21

Retain this portion for your records or when paying in person bring entire statement

0000-05-006-011-0-006-01  
 HUGHES COUNTY TREASURER  
 DAWN LINDSEY

Real Estate  
 (80 Acres)

School Dist **1048R** Tax Year **2021** Taxroll Item # **2809**

0000-05-006-011-0-006-01  
 HUGHES COUNTY TREASURER  
 DAWN LINDSEY

200 N BROADWAY ST #6  
 HOLDENVILLE, OK 74848  
 (405) 379-5371

Owner 39828

DANGOTT, ALICE BADGER 1991 REVO TRUST  
 BOKF, NA  
 ATTN: TRUST REAL ESTATE  
 PO BOX 24128  
 OKLAHOMA CITY OK 24128-0000

Enter Address Changes Here

### PAID IN FULL

Real Estate  
 Tax Receipt

(80 Acres)

1/2 SW SECTION 5-6-11 781-777 807-85 932-595 1013-507  
 11/1/04 1046-619 1515-706 8/25/21

PAID IN FULL

School Dist **1048R** Tax Year **2021** Taxroll Item # **2809**

Payment Enclosed	
Payments	
Total Tax Due	27.00
Total	27.00
Payment	27.00
Tax Balance Due	

{202100028093}

Payment on 12/27/21 with CHECK  
 on Receipt 6991 for Taxes  
 BOK FINANCIAL  
 Check# 8230

# TAX/PARCEL INFORMATION - TRACTS 3 & 4

## HUGHES COUNTY

**Make Checks Payable to:**  
**HUGHES COUNTY TREASURER**  
**DAWN LINDSEY**

200 N BROADWAY ST #6  
 HOLDENVILLE, OK 74848  
 (405) 379-5371

Parcel ID Number  
 0000-10-007-010-0-006-01

(80 Acres)

10-07N-10E

Owner 39828

DANGOTT, ALICE BADGER 1991 REVO TRUST  
 BOKF, NA  
 ATTN: TRUST REAL ESTATE  
 PO BOX 24128  
 OKLAHOMA CITY OK 24128-0000

### Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.39	9.51
COUNTY HEALTH	2.59	2.26
VO-TECH GENERAL	5.23	4.57
VO-TECH BUILDING	5.00	4.37
COUNTY WIDE 4-MIL	4.15	3.62
SCHOOL DIST GEN	36.15	31.56
SCHOOL DIST BLDG	5.26	4.59
SCHOOL DIST SINK	0.69	5.84
EMS	3.11	2.72
EMS SINKING	1.10	0.96
<b>TOTALS</b>	<b>79.67</b>	<b>70.00</b>

Moss Rural

Real Estate

School Dist **1001R** Tax Year **2021** Taxroll Item # **4046**

	Values
Gross Assessed	873
Exemptions	0
Net Assessed	873
Total Tax	<b>70.00</b>
Total Tax Payments	70.00

2/09/22  
 10-29

KT

**None Due** **\$0.00**

Legal Description

(80 Acres)

E2SE SECTION 10-7-10 781-774 807-65 932-595 1013-507 11/1/04  
 1046-619 1515-706 8/25/21

Retain this portion for your records or when paying in person bring entire statement

0000-10-007-010-0-006-01  
 HUGHES COUNTY TREASURER  
 DAWN LINDSEY

Real Estate  
 (80 Acres)

School Dist **1001R** Tax Year **2021** Taxroll Item # **4046**

0000-10-007-010-0-006-01  
 HUGHES COUNTY TREASURER  
 DAWN LINDSEY

200 N BROADWAY ST #6  
 HOLDENVILLE, OK 74848  
 (405) 379-5371

Owner 39828

DANGOTT, ALICE BADGER 1991 REVO TRUST  
 BOKF, NA  
 ATTN: TRUST REAL ESTATE  
 PO BOX 24128  
 OKLAHOMA CITY OK 24128-0000

Enter Address Changes Here

### PAID IN FULL

Real Estate  
 Tax Receipt

(80 Acres)

E2SE SECTION 10-7-10 781-774 807-65 932-595 1013-507  
 11/1/04 1046-619 1515-706 8/25/21

School Dist **1001R** Tax Year **2021** Taxroll Item # **4046**

Payment Enclosed	
Payments	
Total Tax Due	70.00
Total	70.00
Payment	70.00
Tax Balance Due	

{20210004046}

Payment on 12/27/21 with CHECK  
 on Receipt 6990 for Taxes

BOK FINANCIAL  
 Check# 8230

PAID IN FULL

W M Deputy \_\_\_\_\_





**PRELIMINARY  
TITLE**

# PRELIMINARY TITLE - TRACT 1

## BEAVER COUNTY

**JAMES B. BLEVINS, JR**  
**George W. Velotta II**  
**Attorney at Law**  
**P.O. Box 1565**  
**Purcell, OK 73080**

December 9, 2021

American Abstract Company of McClain County, Inc.  
Fidelity National Title Insurance Company

Re: 20212111-1

The South Half (S½) of Section Sixteen (16), Township Fourteen (1) North, Range Twenty-Two (22) East of the Cimarron Meridian, Beaver County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 12189 & 610636 last certified October 29, 2021 at 07:00 AM by Beaver County Abstract. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in-

The Southwest Quarter (SW¼):

65% to BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, by virtue of a Trustee's Deed recorded June 11, 2019 in Book 1388 at page 225 and the Deed recorded March 18, 1991 in Book 844 at Page 654 and a Memorandum recorded June 10, 2019 in Book 1388 at Page 107.

17.5% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded September 14, 2000 in Book 1048 at Page 212 and a Memorandum of Trust recorded June 10, 2019 in Book 1388 at Page 102.

17.5% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded September 14, 2000 in Book 1048 at Page 212 and a Memorandum of Trust recorded June 10, 2019 in Book 1388 at Page 102 and a Trustees Deed recorded November 12, 2004 in Book 1126 at page 149.

The Southeast Quarter (SE¼):

All to BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, by virtue of a Trustee's Deed recorded June 11, 2019 in Book 1388 at page 225 and the Deed recorded March 18, 1991 in Book 844 at Page 654 and a Memorandum recorded June 10, 2019 in Book 1388 at Page 107.

B) Mineral Ownership:

The minerals have been omitted by request

C) Mortgages:

NONE

D) Taxes and Other Encumbrances:

2020 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. §24233, as amended. 2021 are due.

# PRELIMINARY TITLE - TRACT 1

## BEAVER COUNTY

E) Restrictive Covenants, Easements and Ordinances:

1. Pipeline easement recorded March 10, 1969 in Book 339 at Page 395.
2. Surface Damage Release recorded February 10, 1984 In Book 635 at Page 443.
3. Pipeline easement recorded February 20, 1985 in Book 673 at Page 624.
4. Pipeline easement recorded January 23, 1987 in Book 735 at Page 126.
5. Statutory easement for roadway along Section line.

F) Does this property have a legal right of access?: YES

G) Advisory:  
NONE

H) Is the title marketable: Yes – upon fulfillment of the below requirements.

I) Requirements:

1. BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
2. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
3. BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
4. Pay ad valorem taxes for 2021.

J) Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

# PRELIMINARY TITLE - TRACT 1

## BEAVER COUNTY

Sincerely:

James B. Blevins, Jr.  
O.B.A. No. 881  
George W. Velotta II  
O.B.A. No. 9223

# PRELIMINARY TITLE - TRACT 1

## BEAVER COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

### FIDELITY NATIONAL TITLE INSURANCE COMPANY

**Transaction Identification Data for reference only:**

Issuing Agent: American Abstract Company of McClain County, Inc.  
Issuing Office: 138 W. Main St, Purcell, OK 73080  
Issuing Office's ALTA® Registry ID: 0002360  
Loan ID No.:  
Commitment No.: 20212111-1  
Issuing Office File No.: 20212111  
Property Address:

#### SCHEDULE A

1. Commitment Date: October 29, 2021 at 07:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement  
Proposed Policy Amount: \$0.00
  - b. ALTA Loan Policy (06/17/06)  
Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, its successors and/or assigns as their respective interests may appear.  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

The Southwest Quarter (SW¼):  
65% to BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, by virtue of a Trustee's Deed recorded June 11, 2019 in Book 1388 at page 225 and the Deed recorded March 18, 1991 in Book 844 at Page 654 and a Memorandum recorded June 10, 2019 in Book 1388 at Page 107.

17.5% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded September 14, 2000 in Book 1048 at Page 212 and a Memorandum of Trust recorded June 10, 2019 in Book 1388 at Page 102.

17.5% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded September 14, 2000 in Book 1048 at Page 212 and a Memorandum of Trust recorded June 10, 2019 in Book 1388 at Page 102 and a Trustees Deed

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; and 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 - TRACT 1

## BEAVER COUNTY

### SCHEDULE A (Continued)

recorded November 12, 2004 in Book 1126 at page 149.

The Southeast Quarter (SE¼):

All to BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, by virtue of a Trustee's Deed recorded June 11, 2019 in Book 1388 at page 225 and the Deed recorded March 18, 1991 in Book 844 at Page 654 and a Memorandum recorded June 10, 2019 in Book 1388 at Page 107.

5. The Land is described as follows:

The South Half (S½) of Section Sixteen (16), Township Fourteen (14) North, Range Twenty-Two (22) East of the Cimarron Meridian, Beaver County, Oklahoma.

*Gayle Helton*

Authorized Signature or Signatory

Gayle Helton License No. 85581

American Abstract Company of McClain County, Inc.

*Fidelity National Title Insurance Company*



By:

*[Signature]*

ATTEST

President

*[Signature]*

Secretary

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; and 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 - TRACT 1

## BEAVER COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

#### **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. 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.
5. In the event the proposed insured requires deletion of the general survey exception set forth in Schedule B - Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the 2016 Minimum Standard Detail Requirements and Classifications for ALTA/NSPS Land Title Surveys (the Survey Standards), including Items 1, 2, 4, 7, 8, 9, 10, 11 and 16, as set forth in Table A of the Survey Standards.

**Note:** Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.

6. Return properly executed Buyer/Seller Statement to the Company, including satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid and item (a) of Schedule B-II, Standard Exceptions will not appear on policy.
7. Obtain unmaturing special assessment certificate and obtain full payment of all assessments listed; if certificate is not ordered, an exception will be taken in policy.
8. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
9. Obtain a Final Report for issuance of title policy.
10. Obtain a Uniform Commercial Code search as to the Sellers in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
11. Obtain a court search as to Purchaser with contractual obligations under a Real Estate agreement in County, and satisfy any judgments or liens which might affect the subject property and have releases

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# PRELIMINARY TITLE - TRACT 1

## BEAVER COUNTY

thereof filed of record.

12. Pay ad valorem taxes for 2021.

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# PRELIMINARY TITLE - TRACT 1

## BEAVER COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

#### SCHEDULE B, PART II

##### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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. Rights or claims of parties in possession not recorded in the public records.
3. Easements or claims of easements not recorded in the public records.
4. Any encroachment, overlaps, discrepancies or conflicts in boundary lines, shortage in area, or other matters which would be disclosed by an accurate and complete survey or inspection of the premises.
5. Any statutory lien, or right to lien, for services, labor, or material arising from construction of an improvement or work related to the Land and not recorded in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Ad Valorem Taxes for the year 2022, amount of which is not ascertainable, due or payable.
8. 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.
9. Water rights, claims or title to water, whether or not shown by the public records.
10. Pipeline easement recorded March 10, 1969 in Book 339 at Page 395.
11. Surface Damage Release recorded February 10, 1984 in Book 635 at Page 443.

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# PRELIMINARY TITLE - TRACT 1

## BEAVER COUNTY

12. Pipeline easement recorded February 20, 1985 in Book 673 at Page 624.
13. Pipeline easement recorded January 23, 1987 in Book 735 at Page 126.
14. Statutory easement for roadway along Section line.

NOTE: Due to the U.S. Supreme Court decision in the case *McGirt v. Oklahoma*, 140 S.Ct. 2452 (2020) the Land described herein is or may be located within the boundaries of a Native American reservation. The governmental powers, rights and regulations referenced in paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers, rights and regulations of such Native American tribe.

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# PRELIMINARY TITLE - TRACT 3

## HUGHES COUNTY

**JAMES B. BLEVINS, JR**  
George W. Velotta II  
Attorney at Law  
P.O. Box 1565  
Purcell, OK 73080

December 10, 2021

American Abstract Company of McClain County, Inc.  
Fidelity National Title Insurance Company

Re: 20212496-1

The East Half of the Southeast Quarter (SE¼) of Section Ten (10), Township Seven (7) North, Range Ten (10) East, Hughes County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. No Base Number and 96302 last certified October 25, 2021 at 08:00 AM by Atlas Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in 82.5% to BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, by virtue of a Deed recorded March 15, 1991 in Book 807 at Page 65 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 686 and a Trustee's Deed recorded June 25, 2021 in Book 1515 at Page 706;

8.75% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded July 12, 2000 in Book 932 at Page 595 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 696 and a Trustees Deed recorded June 25, 2021 in Book 1515 at Page 706;

8.75% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded July 12, 2000 in Book 932 at Page 595 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 696 and Trustees Deed recorded November 1, 2004 in Book 1013 at Page 507;

B) Mineral Ownership:

The minerals have been omitted by request

C) Mortgages:

NONE

D) Taxes and Other Encumbrances:

2020 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. §24233, as amended.

E) Restrictive Covenants, Easements and Ordinances:

1. Statutory easement for roadway along Section line.

F) Does this property have a legal right of access?: YES

G) Advisory:

# PRELIMINARY TITLE - TRACT 3

## HUGHES COUNTY

NONE

H) Is the title marketable: Yes – upon fulfillment of the below requirements.

I) Requirements:

1. BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
2. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
3. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
4. Pay ad valorem taxes for 2021.
5. At Page 55 (96302) of the Abstract is a Notice of Pendency of Action. The Release of it was recorded in the Office of the County Clerk of Hughes County Oklahoma in 1097 at Page 220 was not included in the materials examined. Submit for examination a properly compiled abstract.

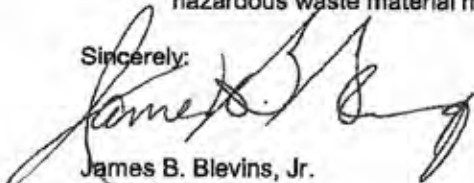
J) Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.
4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.  
O.B.A. No. 881  
George W. Velotta II  
O.B.A. No. 9223

# PRELIMINARY TITLE - TRACT 3

## HUGHES COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

***Transaction Identification Data for reference only:***

Issuing Agent: American Abstract Company of McClain County, Inc.  
Issuing Office: 138 W. Main St, Purcell, OK 73080  
Issuing Office's ALTA® Registry ID: 0002360  
Loan ID No.:  
Commitment No.: 20212496-1  
Issuing Office File No.: 20212496  
Property Address:

#### SCHEDULE A

1. Commitment Date: October 25, 2021 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured:  
Proposed Policy Amount: \$0.00
  - b. ALTA Loan Policy (06/17/06)  
Proposed Insured: , its successors and/or assigns as their respective interests may appear.  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

82.5% to BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended , by virtue of a Deed recorded March 15, 1991 in Book 807 at Page 65 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 686 and a Trustee's Deed recorded June 25, 2021 in Book 1515 at Page 706;

8.75% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded July 12, 2000 in Book 932 at Page 595 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 696 and a Trustees Deed recorded June 25, 2021 in Book 1515 at Page 706;

8.75% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded July 12, 2000 in Book 932 at Page 595 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 696 and Trustees Deed recorded November 1, 2004 in Book 1013 at Page 507;

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# PRELIMINARY TITLE - TRACT 3

## HUGHES COUNTY

### SCHEDULE A (Continued)

5. The Land is described as follows:

The East Half of the Southeast Quarter (SE¼) of Section Ten (10), Township Seven (7) North, Range Ten (10) East, Hughes County, Oklahoma.

*Fidelity National Title Insurance Company*

*Gayle Helton*



By:

*M. J. ...*

ATTEST

President

*Maryann ...*

Secretary

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

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# PRELIMINARY TITLE - TRACT 3

## HUGHES COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

#### 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. 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.
5. BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
6. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
7. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
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 a satisfactory survey of the subject premises made in accordance with the 2016 Minimum Standard Detail Requirements and Classifications for ALTA/NSPS Land Title Surveys (the Survey Standards), including Items 1, 2, 4, 7, 8, 9, 10, 11 and 16, as set forth in Table A of the Survey Standards.  
  
**Note:** Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.
9. Return properly executed Buyer/Seller Statement to the Company, including satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid and item (a) of Schedule B-II, Standard Exceptions will not appear on policy.
10. Obtain unmatured special assessment certificate and obtain full payment of all assessments listed; if

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# PRELIMINARY TITLE - TRACT 3

## HUGHES COUNTY

certificate is not ordered, an exception will be taken in policy.

11. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
12. Obtain a Final Report for issuance of title policy.
13. Obtain a Uniform Commercial Code search as to BOKF, NA, as Successor Trustee of the Laura Joan Dangott created under the Will of B.J. Badger in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
14. Obtain a court search as to Purchaser in Hughes County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
15. Pay ad valorem taxes for 2021.
16. At Page 55 (96302) of the Abstract is a Notice of Pendency of Action. The Release of it was recorded in the Office of the County Clerk of Hughes County Oklahoma in 1097 at Page 220 was not included in the materials examined. Submit for examination a properly compiled abstract.

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# PRELIMINARY TITLE - TRACT 3

## HUGHES COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

#### SCHEDULE B, PART II

##### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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. Rights or claims of parties in possession not recorded in the public records.
3. Easements or claims of easements not recorded in the public records.
4. Any encroachment, overlaps, discrepancies or conflicts in boundary lines, shortage in area, or other matters which would be disclosed by an accurate and complete survey or inspection of the premises.
5. Any statutory lien, or right to lien, for services, labor, or material arising from construction of an improvement or work related to the Land and not recorded in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Ad Valorem Taxes for the year 2022, amount of which is not ascertainable, due or payable.
8. 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.
9. Water rights, claims or title to water, whether or not shown by the public records.
10. Statutory easement for roadway along Section line.

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# PRELIMINARY TITLE - TRACT 3

## HUGHES COUNTY

NOTE: Due to the U.S. Supreme Court decision in the case *McGirt v. Oklahoma*, 140 S.Ct. 2452 (2020) the Land described herein is or may be located within the boundaries of a Native American reservation. The governmental powers, rights and regulations referenced in paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers, rights and regulations of such Native American tribe.

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# PRELIMINARY TITLE - TRACT 4

## HUGHES COUNTY

**JAMES B. BLEVINS, JR**  
**George W. Velotta II**  
**Attorney at Law**  
**P.O. Box 1565**  
**Purcell, OK 73080**

December 10, 2021

American Abstract Company of McClain County, Inc.  
Fidelity National Title Insurance Company

Re: 20212110-1

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Five (5), Township Six (6) North, Range Eleven (11) East, Hughes County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 96303 last certified October 25, 2021 at 08:00 AM by Atlas Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in 41.25% to BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, by virtue of a Deed recorded March 15, 1991 in Book 807 at Page 65 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 686 and a Trustee's Deed recorded June 25, 2021 in Book 1515 at Page 706;

.04375% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded July 12, 2000 in Book 932 at Page 595 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 696 and a Trustees Deed recorded June 25, 2021 in Book 1515 at Page 76;

.04375% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded July 12, 2000 in Book 932 at Page 595 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 696 and Trustees Deed recorded November 1, 2004 in Book 1013 at Page 507;

1/8 each to William H. Warren, Jr. and Charlotte Warren Rhoads, by virtue of a Warranty Deed recorded May 27, 2003 in Book 976 at Page 626;

1/4 to John L. Warren, by virtue of a Final Decree recorded January 22, 2009 in Book 1167 at Page 373 and a Warranty Deed recorded January 2, 1964 in Book 356 at Page 336.

B) Mineral Ownership:

The minerals have been omitted by request

C) Mortgages:

NONE

D) Taxes and Other Encumbrances:

2020 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. §24233, as amended.

# PRELIMINARY TITLE - TRACT 4

## HUGHES COUNTY

- E) Restrictive Covenants, Easements and Ordinances:  
1. Statutory easement for roadway along Section line.
- F) Does this property have a legal right of access?: YES
- G) Advisory:  
NONE
- H) Is the title marketable: Yes – upon fulfillment of the below requirements.
- I) Requirements:
1. BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
  2. William H. Warren, Jr. and Charlotte Warren Rhoads and John L. Warren, all single people or joined by spouse if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
  3. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
  4. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
  5. Abstract 96303 omits the Trustee's Deed covering the subject lands recorded in Book 1013 at Page 507. Submit for examination a properly compiled abstract.
  6. Abstract 96303 omits the Trustees Deed recorded June 25, 2021 in Book 1515 at Page 706. Submit for examination a properly compiled abstract.
  7. No Affidavit showing the succession of the William H. Warren Inter Vivos Trust dated January 29, 1993 was included in the materials examined. Submit for examination a valid recorded Affidavit establishing the succession of Trustees of the subject Trust.
  8. It appears from several instruments of record that the successors of John L. Warren believe that his interest is held in Trust. No valid recorded conveyance of the interest of John L. Warren into a trust was included with materials examined. Submit for examination a valid recorded instrument either conveying this interest into a Trust or a valid recorded Order from a Court of competent jurisdiction determining his successors and further requirements will be made as necessary.
- J) Miscellaneous:  
This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining

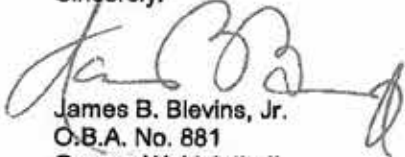
# PRELIMINARY TITLE - TRACT 4

## HUGHES COUNTY

properties and that the property in question has access to a public road for the use and benefit of the owners thereof.

4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:



James B. Blevins, Jr.  
O.B.A. No. 881  
George W. Velotta II  
O.B.A. No. 9223

# PRELIMINARY TITLE - TRACT 4

## HUGHES COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

### FIDELITY NATIONAL TITLE INSURANCE COMPANY

**Transaction Identification Data for reference only:**

Issuing Agent: American Abstract Company of McClain County, Inc.  
Issuing Office: 138 W. Main St, Purcell, OK 73080  
Issuing Office's ALTA® Registry ID: 0002360  
Loan ID No.:  
Commitment No.: 20212110-1  
Issuing Office File No.: 20212110  
Property Address:

#### SCHEDULE A

1. Commitment Date: October 25, 2021 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured:  
Proposed Policy Amount: \$0.00
  - b. ALTA Loan Policy (06/17/06)  
Proposed Insured: , its successors and/or assigns as their respective interests may appear.  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

41.25% to BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended , by virtue of a Deed recorded March 15, 1991 in Book 807 at Page 65 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 686 and a Trustee's Deed recorded June 25, 2021 in Book 1515 at Page 706;

.04375% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded July 12, 2000 in Book 932 at Page 595 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 696 and a Trustees Deed recorded June 25, 2021 in Book 1515 at Page 76;

.04375% to BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, by virtue of a Deed recorded July 12, 2000 in Book 932 at Page 595 and a Memorandum of Trust recorded June 25, 2021 in Book 1515 at Page 696 and Trustees Deed recorded November 1, 2004 in Book 1013 at Page 507;

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; and 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 - TRACT 4

## HUGHES COUNTY

### SCHEDULE A (Continued)

1/8 each to William H. Warren, Jr. and Charlotte Warren Rhoads, by virtue of a Warranty Deed recorded May 27, 2003 in Book 976 at Page 626;

1/4 to John L. Warren, by virtue of a Final Decree recorded January 22, 2009 in Book 1167 at Page 373 and a Warranty Deed recorded January 2, 1964 in Book 356 at Page 336.

5. The Land is described as follows:

The Southwest Quarter (SW¼) of Section Five (5), Township Six (6) North, Range Eleven (11) East, Hughes County, Oklahoma.

*Gayle Helton*

\_\_\_\_\_  
Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

**Fidelity National Title Insurance Company**



By:

*[Signature]*

ATTEST

President

*[Signature]*

Secretary

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# PRELIMINARY TITLE - TRACT 4

## HUGHES COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

#### 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. 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.
5. BOKF, NA, dba Bank of Oklahoma as Successor Trustee under the provisions of the Alice Badger Dangott 1991 Revocable Trust dated February 26, 1991, as amended, restated and amended, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
6. William H. Warren, Jr. and Charlotte Warren Rhoads and John L. Warren, all single people or joined by spouse if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
7. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
8. BOKF, NA, dba Bank of Oklahoma, as Successor Trustee of the Laura Joan Dangott Trust under the Will of B.J. Badger, Deceased, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
9. In the event the proposed insured requires deletion of the general survey exception set forth in Schedule B - Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the 2016 Minimum Standard Detail Requirements and Classifications for ALTA/NSPS Land Title Surveys (the Survey Standards), including Items 1, 2, 4, 7, 8, 9, 10, 11 and 16, as set forth in Table A of the Survey Standards.  
  
**Note:** Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.
10. Return properly executed Buyer/Seller Statement to the Company, including satisfactory evidence that all

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# PRELIMINARY TITLE - TRACT 4

## HUGHES COUNTY

bills for labor and materials furnished for the improvements of said premises have been or will be paid and item (a) of Schedule B-II, Standard Exceptions will not appear on policy.

11. Obtain unmatured special assessment certificate and obtain full payment of all assessments listed; if certificate is not ordered, an exception will be taken in policy.
12. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
13. Obtain a Final Report for issuance of title policy.
14. Obtain a Uniform Commercial Code search as to BOKF, NA, as Successor Trustee of the Laura Joan Dangott created under the Will of B.J. Badger in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
15. Obtain a court search as to Purchaser in Hughes County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
16. Abstract 96303 omits the Trustee's Deed covering the subject lands recorded in Book 1013 at Page 507. Submit for examination a properly compiled abstract.
17. Abstract 96303 omits the Trustees Deed recorded June 25, 2021 in Book 1515 at Page 706. Submit for examination a properly compiled abstract.
18. No Affidavit showing the succession of the William H. Warren Inter Vivos Trust dated January 29, 1993 was included in the materials examined. Submit for examination a valid recorded Affidavit establishing the succession of Trustees of the subject Trust.
19. It appears from several instruments of record that the successors of John L. Warren believe that his interest is held in Trust. No valid recorded conveyance of the interest of John L. Warren into a trust was included with materials examined. Submit for examination a valid recorded instrument either conveying this interest into a Trust or a valid recorded Order from a Court of competent jurisdiction determining his successors and further requirements will be made as necessary.

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# PRELIMINARY TITLE - TRACT 4

## HUGHES COUNTY



### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

#### SCHEDULE B, PART II

##### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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. Rights or claims of parties in possession not recorded in the public records.
3. Easements or claims of easements not recorded in the public records.
4. Any encroachment, overlaps, discrepancies or conflicts in boundary lines, shortage in area, or other matters which would be disclosed by an accurate and complete survey or inspection of the premises.
5. Any statutory lien, or right to lien, for services, labor, or material arising from construction of an improvement or work related to the Land and not recorded in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Ad Valorem Taxes for the year 2021, amount of which is not ascertainable, due or payable.
8. 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.
9. Water rights, claims or title to water, whether or not shown by the public records.
10. Statutory easement for roadway along Section line.

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## HUGHES COUNTY

NOTE: Due to the U.S. Supreme Court decision in the case *McGirt v. Oklahoma*, 140 S.Ct. 2452 (2020) the Land described herein is or may be located within the boundaries of a Native American reservation. The governmental powers, rights and regulations referenced in paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers, rights and regulations of such Native American tribe.

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**PHOTOS**

# PHOTOS



**Tract 1**



**Tract 1**

# PHOTOS



**Tract 1**



**Tract 1**

# PHOTOS



**Tract 1**



**Tract 1**



# PHOTOS



**Tract 1 - SW View**



**Tract 2 - NW View**

# PHOTOS



**Tract 2 - SW View**



**Tract 2 - West View**

# PHOTOS



# PHOTOS



**Tract 3**



**Tract 3**

# PHOTOS



Tract 3



Tract 3

# PHOTOS



**Tract 3**



**Tract 3 - NE View**

# PHOTOS



**Tract 3 - SW View**



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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**260-244-7606 or 800-451-2709**

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