

Outstanding **THE SALT CREEK RANCH**
LAND AUCTION
POTTAWATOMIE COUNTY, CENTRAL OKLAHOMA

- Excellent Bermuda Pastures
- 205± Tillable Acres Currently Under Cultivation
- Outstanding Wildlife Habitat
- Large, Mature Pecan & Hardwood Trees
- 880± Acres Contiguous with Ranch Home
- 2+ Miles of Salt Creek Frontage!
- Less Than 1 Hour from OKC

held at Firelake Golf Course Clubhouse, 1901 S Gordon Cooper Drive, Shawnee, OK • Online Bidding Available

Tuesday **May 17 at 6:00PM**



INFORMATION

Booklet



- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

1,062[±] acres
Offered in 12 Tracts or Combinations

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION
MANAGER

BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com



COOPERATE OFFICE: 950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our Schrader iOS app



Auction Terms & Conditions:

PROCEDURE: Tracts 1 through 12 will be offered in individual tracts, in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. 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 Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available 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, subject to rights of current tenants.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

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.

Auction Manager:
BRENT WELLINGS

405.332.5505

SchraderAuction.com



BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Maps

Tract Descriptions

Soils Maps & Productivity Information

Topography Maps

Tax Statements

Preliminary Title

Property Photos



BIDDER PRE-REGISTRATION FORM

TUESDAY, MAY 17, 2022

1,062+ ACRES – CENTRAL 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 or brent@schraderauction.com,

no later than Tuesday, May 10, 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
1,062± Acres • Pottawatomie County, Oklahoma
Tuesday, May 17, 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, May 17, 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.

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, May 10, 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 MAP



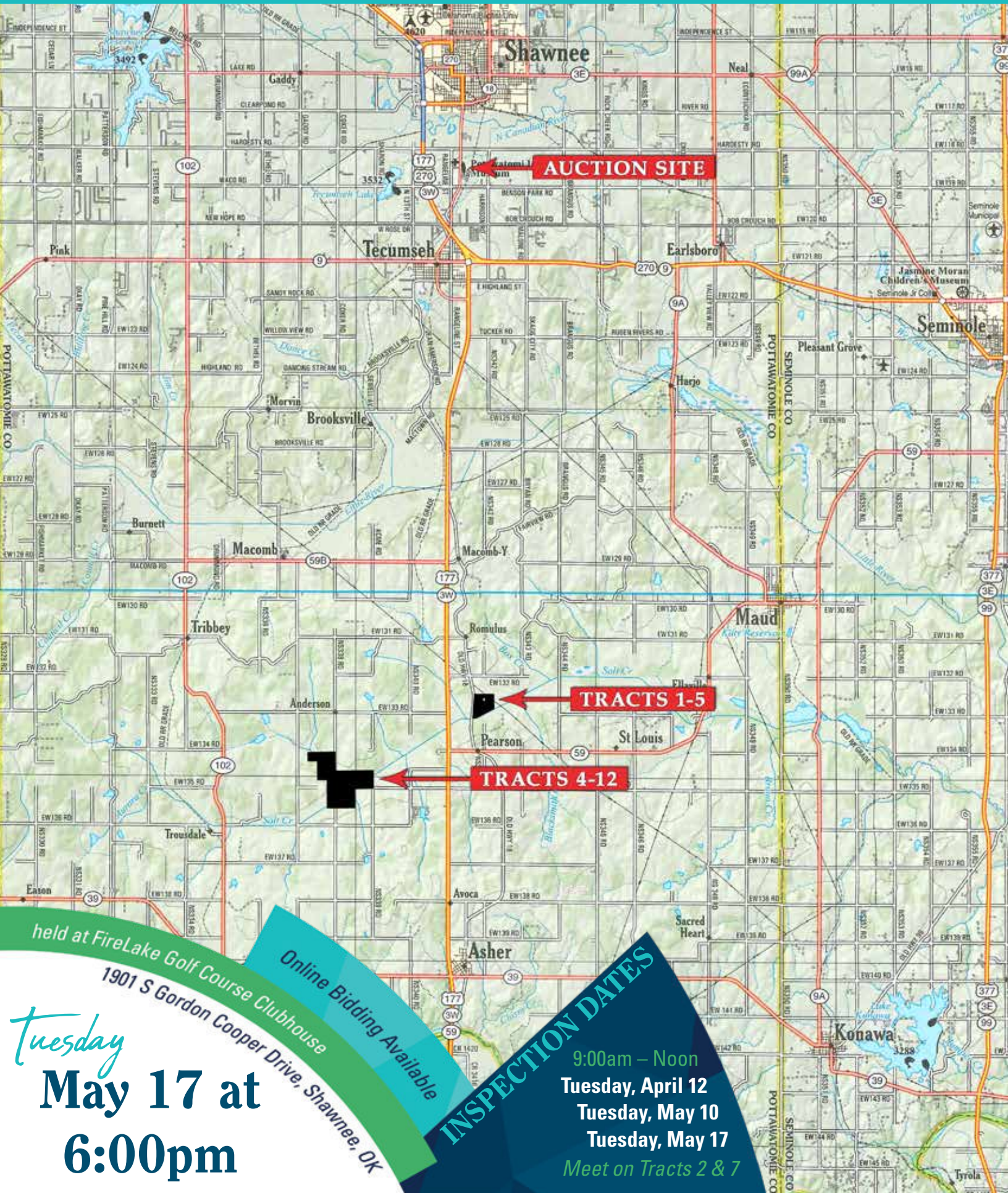
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LOCATION MAP



AUCTION SITE

TRACTS 1-5

TRACTS 4-12

held at FireLake Golf Course Clubhouse
1901 S Gordon Cooper Drive, Shawnee, OK

Tuesday
**May 17 at
6:00pm**

Online Bidding Available

INSPECTION DATES

9:00am – Noon
Tuesday, April 12
Tuesday, May 10
Tuesday, May 17
Meet on Tracts 2 & 7

TRACT MAPS



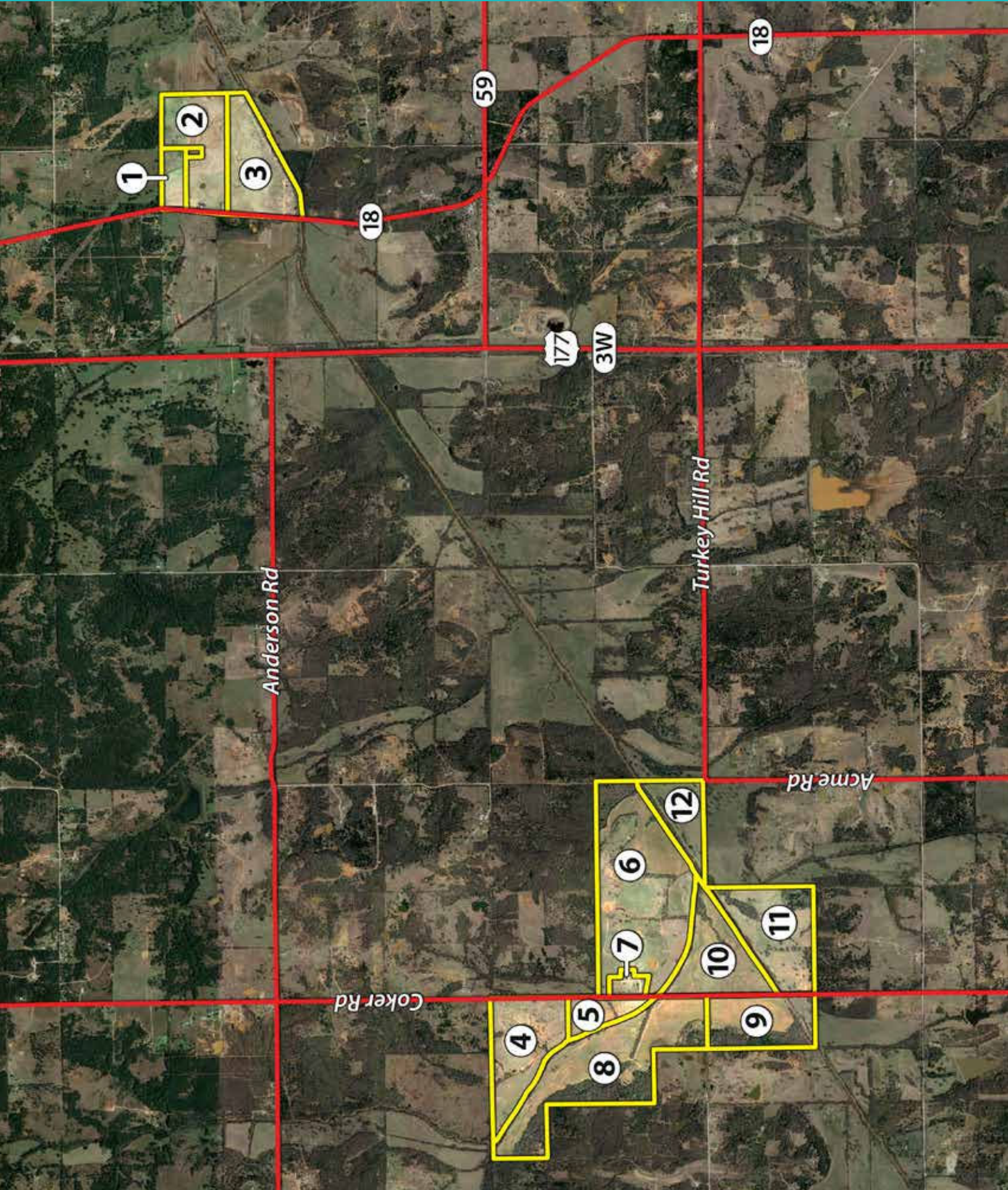
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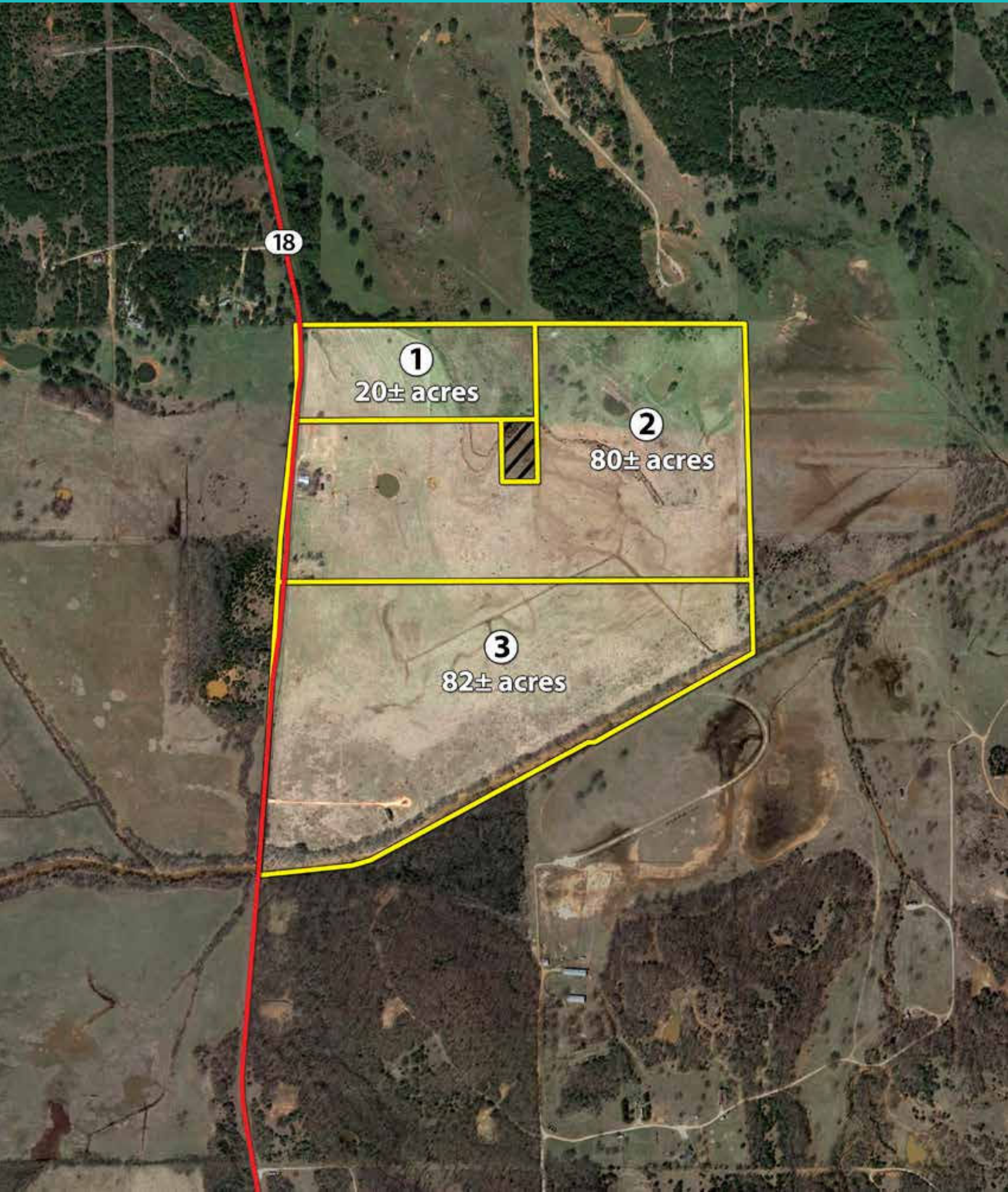
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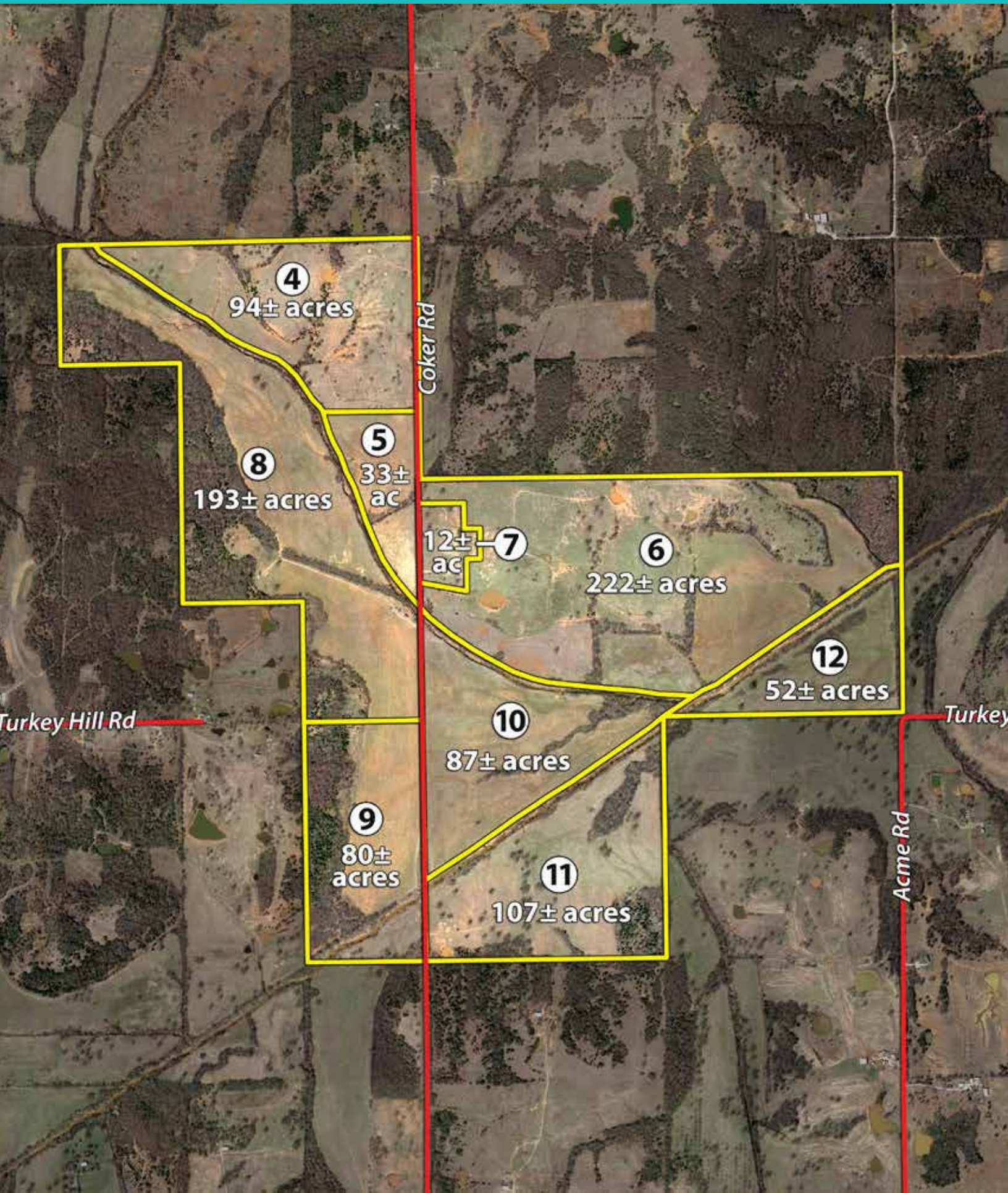
TRACT MAP



TRACT MAP



TRACT MAP



TRACT DESCRIPTIONS



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1,062[±] acres

Offered in 12 Tracts or Combinations

INSPECTION DATES

9:00am – Noon

Tuesday, April 12

Tuesday, May 10

Tuesday, May 17

Meet on Tracts 2 & 7

held at FireLake Golf Course Clubhouse, 1901 S Gordon Cooper Drive, Shawnee, OK
Online Bidding Available

THE SALT CREEK RANCH

Outstanding LAND AUCTION

POTTAWATOMIE COUNTY, CENTRAL OKLAHOMA

Tuesday May 17 at 6:00PM

The Salt Creek Ranch is an outstanding Central Oklahoma property with loads of potential for various Buyers. The headquarters of the ranch is comprised of 880[±] contiguous acres, with a blend of improved Bermuda pastures, Class II Port Loam Soils under cultivation & pockets of mature Pecan & Hardwood timber. A modest but functional, 1,963 square foot ranch home, pole barn and working pens are all included in Auction Tract 7; making an excellent headquarters for the property. The balance of the ranch is located only a couple miles northeast, including Bermuda pastures, pole barn with pipe working pens and an excellent pond. The ranch will be offered in 12 tracts; Buyers may bid on any individual tract or combination of tracts that fit your needs!

TRACT 1: 20[±] acres located along Old Highway 177, excellent elevation and views of the Salt Creek bottomland below. This tract would make an outstanding potential building site for many Buyers.

TRACT 2: 80[±] acres which includes the pole barn and pipe working pens along Old Highway 177, balance of tract is Bermuda with 2 ponds!

TRACT 3: 82[±] acres along old Highway 177, excellent Bermuda pasture with over 1/2 mile of Salt Creek frontage.

TRACT 4: 94[±] acres with an excellent combination of upland pasture and bottomland that could be under cultivation, includes a nice stock pond.

TRACT 5: 33[±] acres, mostly tillable with Port Loam soils.

TRACT 6: 222[±] acres with excellent Bermuda pastures, 3 ponds and bottomlands along cottonwood and salt creeks that could make excellent cultivated land or hay meadows. A large pocket of mature hardwoods on the far east side make an excellent wildlife refuge on this tract!

TRACT 7: 12[±] acres which includes the 1963 square foot ranch house, 3 bedroom, 3 bath home built in 1983 and in good repair. Also included are a 40' x 60' pole and working pens with load out!

TRACT 8: 193[±] acres with substantial acreage under cultivation, featuring Port Loam, Class II soils. The balance of the tract is comprised of hardwood & pecan timber, creating an excellent wildlife habitat!

TRACT 9: 80[±] acres with more Port Loam soils and wooded wildlife habitat!

TRACT 10: 87[±] acres with 71.65[±] tillable acres per FSA, more Port Loam soils with the balance of the tract in large trees.

TRACT 11: 107[±] acres which are absolutely stunning. Views overlooking the bottomlands below, lush Bermuda pastures and huge Pecan trees scatter the landscape. Also includes a nice pond along the county road!

TRACT 12: 52[±] acres with substantial frontage along Salt Creek, large trees along the creek and level topography make this a stunning tract.

Auction Manager:
BRENT WELLINGS

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SOILS MAPS



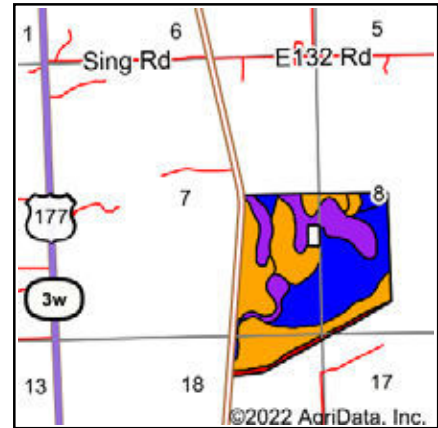
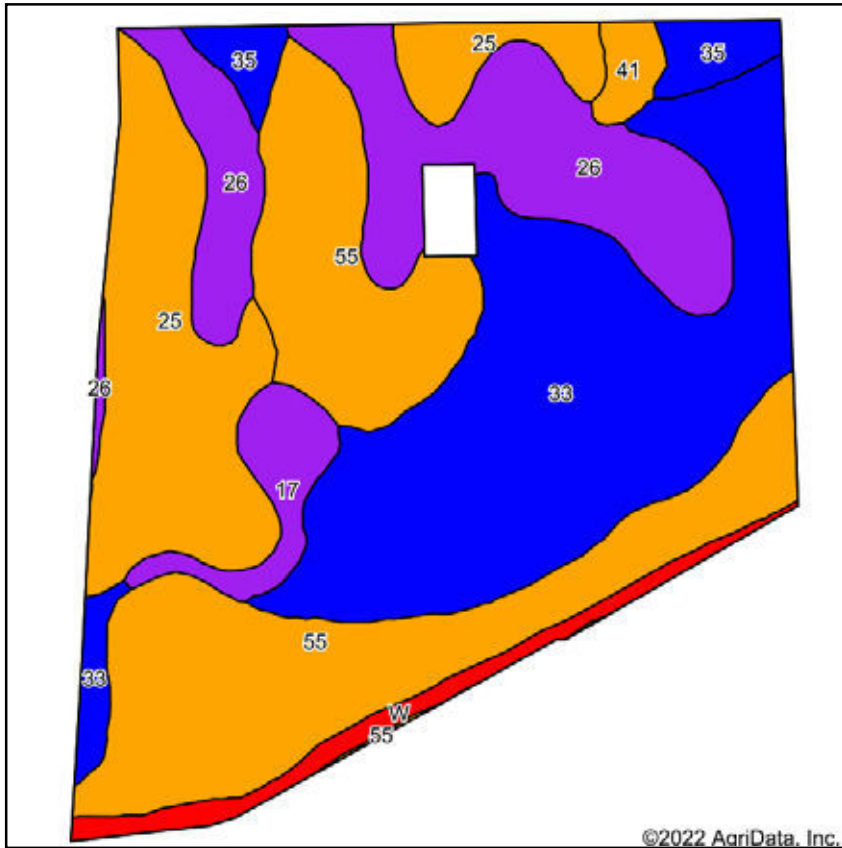
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SOILS MAP



State: **Oklahoma**
 County: **Pottawatomie**
 Location: **7-7N-4E**
 Township: **Maud**
 Acres: **191.86**
 Date: **3/16/2022**

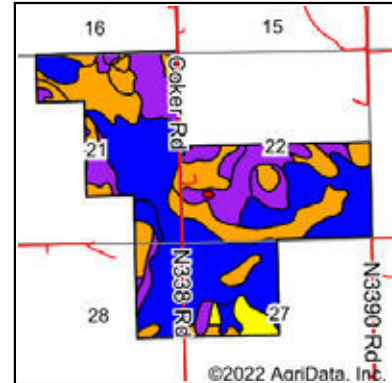
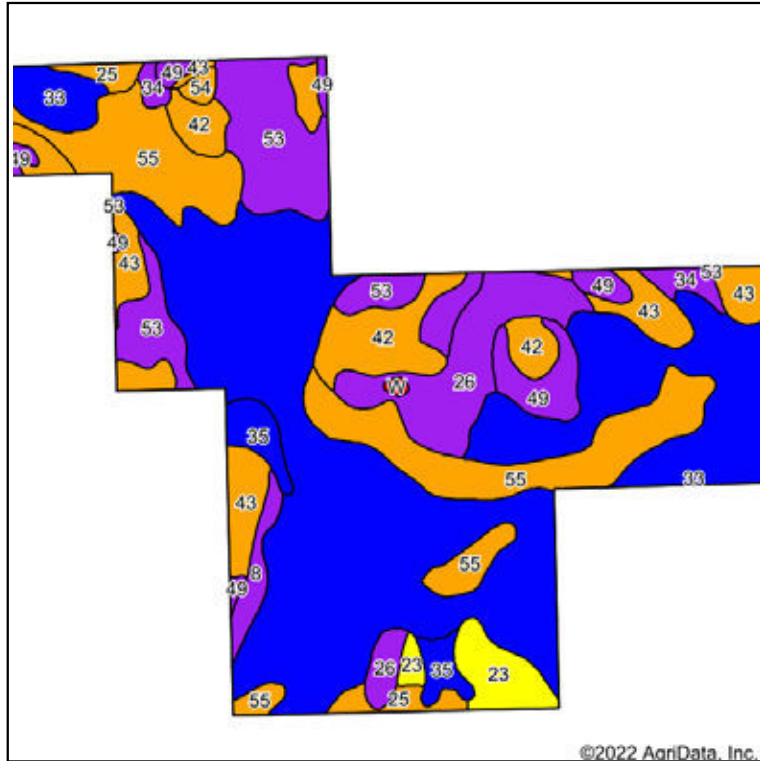


Soils data provided by USDA and NRCS.

Area Symbol: OK125, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Cantaloupe Crates	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Peanuts Lbs	Soybeans Bu	Wheat Bu	
33	Port loam, 0 to 1 percent slopes, occasionally flooded	57.63	30.0%		llw	5			48		9		33	
55	Yahola fine sandy loam, 0 to 1 percent slopes, occasionally flooded	53.92	28.1%		llle		227	383	49		7	1505	34	
26	Konawa fine sandy loam, 3 to 8 percent slopes, severely eroded	30.87	16.1%		Vle									
25	Konawa fine sandy loam, 3 to 5 percent slopes	30.43	15.9%		llle				48		5	25	29	
17	Gracemont fine sandy loam, 0 to 1 percent slopes, frequently flooded	5.96	3.1%		Vw						9			
W	Water	5.44	2.8%		VIII									
35	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	5.29	2.8%		lle	4		376	48		7	1360	2	
41	Stephenville fine sandy loam, 1 to 3 percent slopes	2.32	1.2%		llle				1		4		17	
Weighted Average						3.36	1.6	63.8	118	37.1	6	460.5	4	25.1

SOILS MAP



State: **Oklahoma**
 County: **Pottawatomie**
 Location: **22-7N-3E**
 Township: **Wanette-Asher**
 Acres: **876.05**
 Date: **3/16/2022**



Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OK125, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Cantaloupe Crates	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Peanuts Lbs	Soybeans Bu	Wheat Bu
33	Port loam, 0 to 1 percent slopes, occasionally flooded	400.80	45.8%		Ilw	5			48		9		33
55	Yahola fine sandy loam, 0 to 1 percent slopes, occasionally flooded	123.51	14.1%		Ille		227	383	49		7	1505	34
53	Littleaxe and Stephenville soils, 3 to 8 percent slopes, severely eroded	79.03	9.0%		Vle						3		
26	Konawa fine sandy loam, 3 to 8 percent slopes, severely eroded	58.33	6.7%		Vle								
43	Stephenville-Darnell complex, 5 to 12 percent slopes	56.14	6.4%		Ille				1		4		13
42	Stephenville fine sandy loam, 3 to 5 percent slopes	51.45	5.9%		Ille				4		1		2
49	Grainola silty clay loam, 5 to 12 percent slopes	29.53	3.4%		Vle						3		
23	Konawa loamy fine sand, 3 to 8 percent slopes	22.29	2.5%		IVe				47		5		25
35	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	13.26	2.1%		Ille	4		376	48		7	1360	2
25	Konawa fine sandy loam, 3 to 5 percent slopes	8.16	1.3%		Ille				48		5		25
34	Ashport, Port and Pulaski soils, 0 to 1 percent slopes, frequently flooded	7.72	1.2%		Vw						8		
W	Water	0.31	0.0%		VIII								
				Weighted Average	2.92	2.8	35.5	67.7	36.7	6.8	263.5	1	25.4

TOPOGRAPHY MAPS



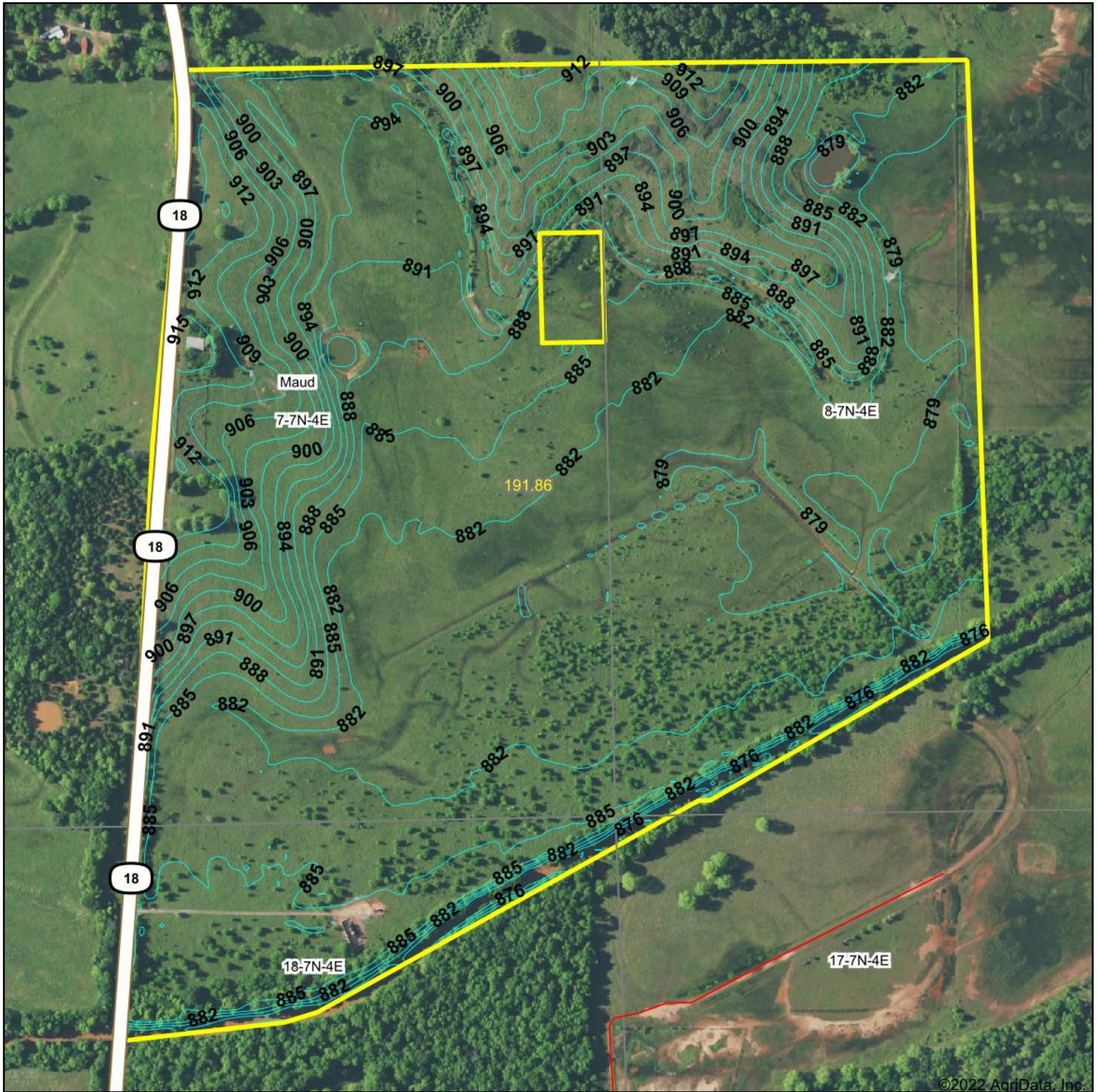
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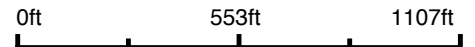
TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 871.8
 Max: 917.3
 Range: 45.5
 Average: 887.8
 Standard Deviation: 9.91 ft



3/16/2022

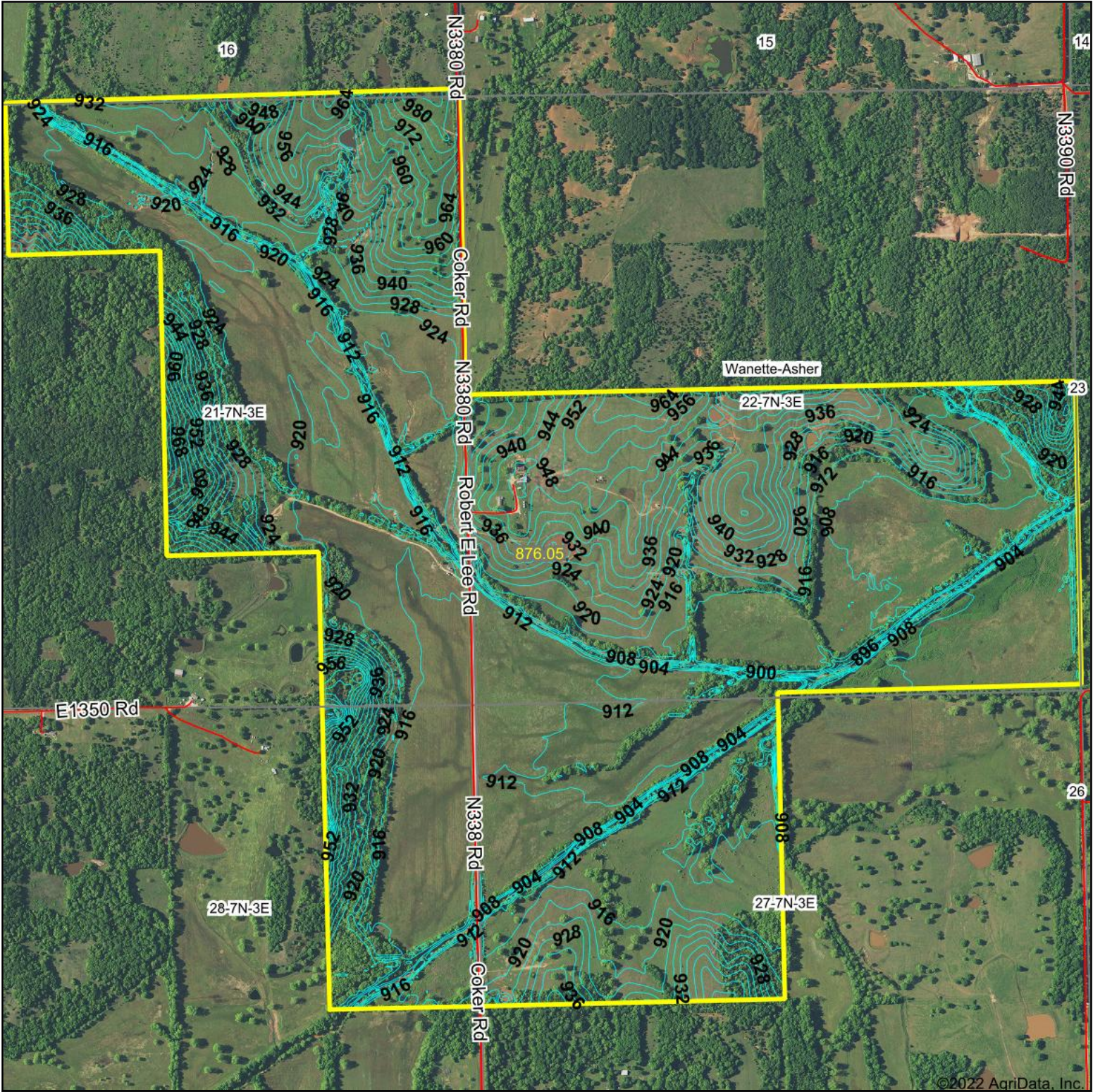
7-7N-4E
Pottawatomie County
Oklahoma

Map Center: 35° 5' 23.18, -96° 54' 55.01



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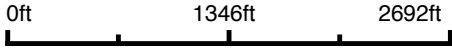
TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 4.0
 Min: 886.9
 Max: 989.4
 Range: 102.5
 Average: 924.0
 Standard Deviation: 16.17 ft



22-7N-3E
Pottawatomie County
Oklahoma

3/16/2022

Map Center: 35° 3' 43.51, -96° 58' 55.49

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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TAX STATEMENTS



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TAX STATEMENT

TRACTS 1, 2 & 3

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-07-007-004-0-001-00
Location :
School District : J004S JT4 ST. LOUIS Mills : 87.24
Type of Tax : Real Estate
Tax ID : 2291

Legal Description and Other Information:

ALL THAT PART OF SE LYING E OF OLD HWY #18 90.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2482	Base Tax	229.00
Improvements	145	Penalty	0.00
Net Assessed	2627	Fees	0.00
		Payments	229.00
		Total Paid	229.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8506	Check	Taxes	229.00	BROOKE INVESTMETNS LLC SAME->Check# 359

TAX STATEMENT

TRACTS 1, 2 & 3

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-08-007-004-0-002-00
Location :
School District : J004S JT4 ST. LOUIS Mills : 87.24
Type of Tax : Real Estate
Tax ID : 2308

Legal Description and Other Information:

W1/2 SW N & E SALT CREEK BK 681 PG 424 71.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2181	Base Tax	190.00
Improvements	0	Penalty	0.00
Net Assessed	2181	Fees	0.00
		Payments	190.00
		Total Paid	190.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8507	Check	Taxes	190.00	BROOKE INVESTMETNS LLC SAME->Check# 359

TAX STATEMENT

TRACT 3

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-18-007-004-0-008-00
Location :
School District : J004S JT4 ST. LOUIS Mills : 87.24
Type of Tax : Real Estate
Tax ID : 2446

Legal Description and Other Information:

ALL THAT PT OF N1/2 NE LYING N OF CENTER OF SALT CREEK DRAINAGE DITCH E OF OLD ST. HWY 18 20.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	608	Base Tax	53.00
Improvements	0	Penalty	0.00
Net Assessed	608	Fees	0.00
		Payments	53.00
		Total Paid	53.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8508	Check	Taxes	53.00	BROOKE INVESTMETNS LLC SAME->Check# 359

TAX STATEMENT

TRACTS 4, 5 & 8

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-21-007-003-0-003-00
Location :
School District : 115R 115 RURAL Mills : 75.45
Type of Tax : Real Estate
Tax ID : 2080

Legal Description and Other Information:

NE NW & NW SE & SE SE & NE & NE SE 320.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	8011	Base Tax	604.00
Improvements	0	Penalty	0.00
Net Assessed	8011	Fees	0.00
		Payments	604.00
		Total Paid	604.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8497	Check	Taxes	604.00	BROOKE INVESTMETNS LLC SAME-->Check# 359

TAX STATEMENT

TRACTS 6 & 7

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-22-007-003-0-002-00
Location :
School District : 004R I4 RURAL Mills : 79.06
Type of Tax : Real Estate
Tax ID : 2085

Legal Description and Other Information:

N1/2 S1/2 OF SEC. 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	4285	Base Tax	1,095.00
Improvements	9561	Penalty	0.00
Net Assessed	13846	Fees	0.00
		Payments	1,095.00
		Total Paid	1,095.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8500	Check	Taxes	1,095.00	BROOKE INVESTMETNS LLC SAME-->Check# 359

TAX STATEMENT

TRACTS 6, 10 & 12

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-22-007-003-0-001-00
Location :
School District : 112R 112 RURAL Mills : 106.27
Type of Tax : Real Estate
Tax ID : 2084

Legal Description and Other Information:

S1/2 S1/2 SE 40.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1314	Base Tax	140.00
Improvements	0	Penalty	0.00
Net Assessed	1314	Fees	0.00
		Payments	140.00
		Total Paid	140.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8498	Check	Taxes	140.00	BROOKE INVESTMETNS LLC SAME->Check# 359

TAX STATEMENT

TRACTS 6, 10 & 12

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-22-007-003-0-003-00
Location :
School District : 004R I4 RURAL Mills : 79.06
Type of Tax : Real Estate
Tax ID : 2086

Legal Description and Other Information:

S1/2 SW & N1/2 S1/2 SE 120.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2538	Base Tax	201.00
Improvements	0	Penalty	0.00
Net Assessed	2538	Fees	0.00
		Payments	201.00
		Total Paid	201.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8501	Check	Taxes	201.00	BROOKE INVESTMETNS LLC SAME->Check# 359

TAX STATEMENT

TRACT 9

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-28-007-003-0-004-00
Location :
School District : 115R 115 RURAL Mills : 75.45
Type of Tax : Real Estate
Tax ID : 2149

Legal Description and Other Information:

E1/2 NE 80.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2368	Base Tax	179.00
Improvements	0	Penalty	0.00
Net Assessed	2368	Fees	0.00
		Payments	179.00
		Total Paid	179.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8505	Check	Taxes	179.00	BROOKE INVESTMETNS LLC SAME->Check# 359

TAX STATEMENT

TRACTS 10 & 11

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-27-007-003-0-002-00
Location :
School District : 004R I4 RURAL Mills : 79.06
Type of Tax : Real Estate
Tax ID : 2141

Legal Description and Other Information:

ALL NW N OF SALT CREEK 45.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1245	Base Tax	98.00
Improvements	0	Penalty	0.00
Net Assessed	1245	Fees	0.00
		Payments	98.00
		Total Paid	98.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8504	Check	Taxes	98.00	BROOKE INVESTMETNS LLC SAME-->Check# 359

TAX STATEMENT

TRACT 11

Pottawatomie County Treasurer



Wendy Magnus, Treasurer
325 N. Broadway Ste. 203 Shawnee, OK 74801
Phone: 405-273-0213
Fax: 405-275-8644
E-Mail: noreply@pottcotrea.org



Owner Name and Address

BROOKE INVESTMENTS LLC
400 S CRAWFORD AVE
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-27-007-003-0-001-00
Location :
School District : 112R 112 RURAL Mills : 106.27
Type of Tax : Real Estate
Tax ID : 2140

Legal Description and Other Information:

ALL NW S OF SALT CREEK 115.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2405	Base Tax	256.00
Improvements	0	Penalty	0.00
Net Assessed	2405	Fees	0.00
		Payments	256.00
		Total Paid	256.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2021	8502	Check	Taxes	256.00	BROOKE INVESTMETNS LLC SAME-->Check# 359

PRELIMINARY TITLE



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PRELIMINARY TITLE

TRACTS 1-3



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.: 20220356-1
Issuing Office File No.: 20220356
Property Address:

SCHEDULE A

1. Commitment Date: February 14, 2022 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:

Brooke Investments, LLC, by virtue of a Warranty Deed recorded August 17, 2004 as Document #2004-00010657.
5. The Land is described as follows:

All that part of the Southeast Quarter (SE¼) of Section Seven (7), Township Seven (7) North, Range Four (4) East of the Indian Meridian, lying East of Old Highway #18; and all that part of the West Half of the Southwest Quarter (W½ SW¼) of Section Eight (8), Township Seven (7) North, Range Four (4) East of the Indian Meridian, lying North of the Center of Salt Creek Drainage District and East of Old Highway #18. LESS AND EXCEPT a tract beginning at a point on the West line of the right of way of State Highway No. 18, 229 feet North of the center of the South Section line of Section 7; thence North of the West line of the right of way of said Highway 588; thence West 100 feet; thence Southwest 642 feet; thence East 325 feet to the point of beginning.

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PRELIMINARY TITLE TRACTS 1-3

SCHEDULE A (Continued)

Gayle Helton

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

Fidelity National Title Insurance Company



By:

M. J. King

ATTEST

President

Margie Kempner

Secretary

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PRELIMINARY TITLE TRACTS 1-3



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 unmatured 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 Brooke Investments, LLC 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

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PRELIMINARY TITLE

TRACTS 1-3

Pottawawtomie County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.

12. With respect to Brooke Investments, LLC (the Company), furnish a satisfactory affidavit, executed by a Manager which establishes the identity of certain properly appointed Manager(s) or Member(s)/Manager(s) who is/are authorized to execute all instruments necessary to consummate the proposed insured transaction and which establishes that all required consents and authorizations to said transaction have been given or properly waived by all requisite parties, TOGETHER WITH true and correct copies of the Articles of Organization, and all amendments thereto, with evidence of filing in the appropriate governmental office of the state in which the Company was formed.
13. The subject property appears to be unencumbered by a mortgage. You should inquire with the owner as to the possibility of any unrecorded or mis-indexed mortgage securing the property and return the results of the inquiry for review and possible further requirements.

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PRELIMINARY TITLE TRACTS 1-3



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.
11. Right of Way Contracts recorded June 15, 1927 in Book 82 at Page 497.

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PRELIMINARY TITLE

TRACTS 1-3

12. Pipeline easement recorded June 20, 1927 in Book 82 at Page 554.
13. Right of Way Contracts recorded March 16, 1926 in Book 87 at Page 597.
14. Right of Way Grant recorded February 1, 1939 in Book 222 at Page 409.
15. Pipeline easement recorded May 28, 1928 in Book 91 at Page 418.
16. Easement recorded May 24, 1934 in Book 182 at Page 59.
17. Right of Way Contract recorded March 28, 1941 in Book 243 at Page 496.
18. Right of Way Agreement recorded February 7, 1946 in Book 285 at Page 423.
19. Easement recorded October 2 1929 in Book 126 at Page 360.
20. Easement recorded August 14, 1930 in Book 143 a Page 60.
21. Right of Way Contract recorded March 28, 1941 in Book 243 at Page 495.
22. Right of Way Contract recorded July 3, 1941 in Book 247 at Page 280.
23. Easement recorded July 18, 1941 in Book 247 at Page 503.
24. Right of Way Contract recorded January 8, 1945 in Book 281 at Page 420.
25. Right of Way Agreement recorded January 23, 1946 in Book 285 at Page 281.
26. Right of Way Contract recorded June 15, 1927 in Book 82 at Page 482.
27. Easement recorded October 2, 1929 in Book 126 at Page 358.
28. Easement recorded August 14, 1930 in Book 143 at Page 60.
29. Deed and Right of Way Grant recorded July 18, 1934 in Book 184 at Page 189.
30. Pipeline easement recorded January 4, 1935 in Book 190 at Page 403.
31. Road Easement recorded November 4, 1935 in Book 196 at Page 570.
32. Easement recorded May 24, 1937 in Book 206 at Page 529.
33. Right of Way Contract recorded August 7, 1941 in Book 249 at Page 247.
34. Right of Way Contract recorded February 8, 1945 in Book 281 at Page 420.
35. Right of Way Agreement recorded January 31, 1946 in Book 285 at Page 356.
36. Right of Way Contract recorded September 7, 1951 in Book 339 at Page 565.

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PRELIMINARY TITLE

TRACTS 1-3

37. Cathodic Protection Unit Contract recorded December 21, 1955 in Book 75 at Page 675.
38. Easement Agreement recorded April 23, 1956 in Book 85 at Page 260.
39. Establishment of Conservancy District recorded April 2, 1966 in Book 304 at Page 468.
40. Easement recorded July 9, 1968 in Book 345 at Page 251.

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 TRACTS 4-12



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.: 20220358-1
Issuing Office File No.: 20220358
Property Address:

SCHEDULE A

1. Commitment Date: February 14, 2022 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:

Brooke Investments, LLC, by virtue of a Warranty Deed recorded July 22, 2004 as Document #200400010657.
5. The Land is described as follows:

The Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) and the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-one (21); and the South Half of Section Twenty-two (22) and the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27); and the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-eight (28), all in Township Seven (7) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma.

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PRELIMINARY TITLE TRACTS 4-12

SCHEDULE A (Continued)

Fidelity National Title Insurance Company

Gayle Helton

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

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PRELIMINARY TITLE TRACTS 4-12



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 unmatured 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 Brooke Investments, LLC in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
11. With respect to Brooke Investments, LLC (the Company), furnish a satisfactory affidavit, executed by a

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PRELIMINARY TITLE

TRACTS 4-12

Manager which establishes the identity of certain properly appointed Manager(s) or Member(s)/Manager(s) who is/are authorized to execute all instruments necessary to consummate the proposed insured transaction and which establishes that all required consents and authorizations to said transaction have been given or properly waived by all requisite parties, TOGETHER WITH true and correct copies of the Articles of Organization, and all amendments thereto, with evidence of filing in the appropriate governmental office of the state in which the Company was formed.

12. Obtain a court search as to Purchaser with contractual obligations under a Real Estate agreement in Pottawatomie County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
13. The subject property appears to be unencumbered by a mortgage. You should inquire with the owner as to the possibility of any unrecorded or mis-indexed mortgage securing the property and return the results of the inquiry for review and possible further requirements.

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 TRACTS 4-12



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. Establishment of Conservancy District NO. 4 recorded April 21, 1966 in Book 304 at Page 468.
11. Agreement for Saltwater Well Disposal recorded July 25, 1953 in Book 17 at Page 476.

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

TRACTS 4-12

12. Pipeline easement recorded January 13, 1954 in Book 28 at Page 546.
13. Right of Way Contract recorded April 28, 1954 in Book 35 at Page 144.
14. Grant of Easement for Roadway purposes recorded June 23, 1955 in Book 62 at Page 647.
15. Pipeline easement recorded January 13, 1954 in Book 28 at Page 546.
16. Pipeline easement recorded August 18, 1954 in Book 42 at Page 410.
17. Right of Way Easement recorded May 1, 1985 in Book 1169 at Page 39.
18. Right of Way Easement recorded April 4, 1988 in Book 1620 at Page 114.
19. Easement recorded September 29, 1999 in Book 3006 at Page 312.
20. Highway easement recorded November 16, 2001 as Document #200115743.
21. Highway Easement recorded November 16, 2001 as Document #200115746.

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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TRACTS 1 & 2



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACTS 4 & 8



TRACT 4



TRACT 4



TRACT 4



TRACT 4



TRACT 4



TRACT 5



TRACT 5



TRACTS 6 & 7



TRACTS 6 & 12



TRACT 6



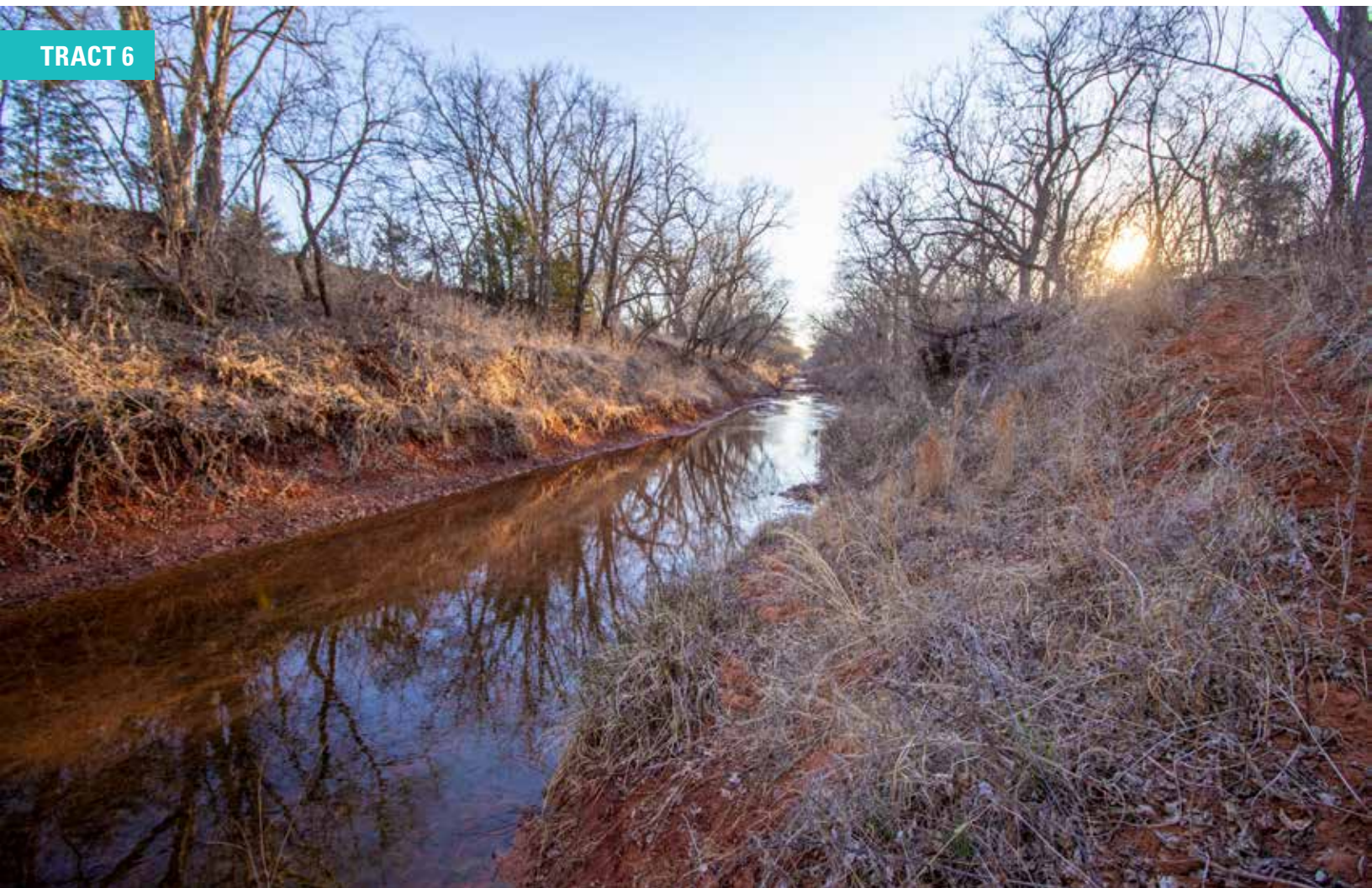
TRACT 6



TRACT 6



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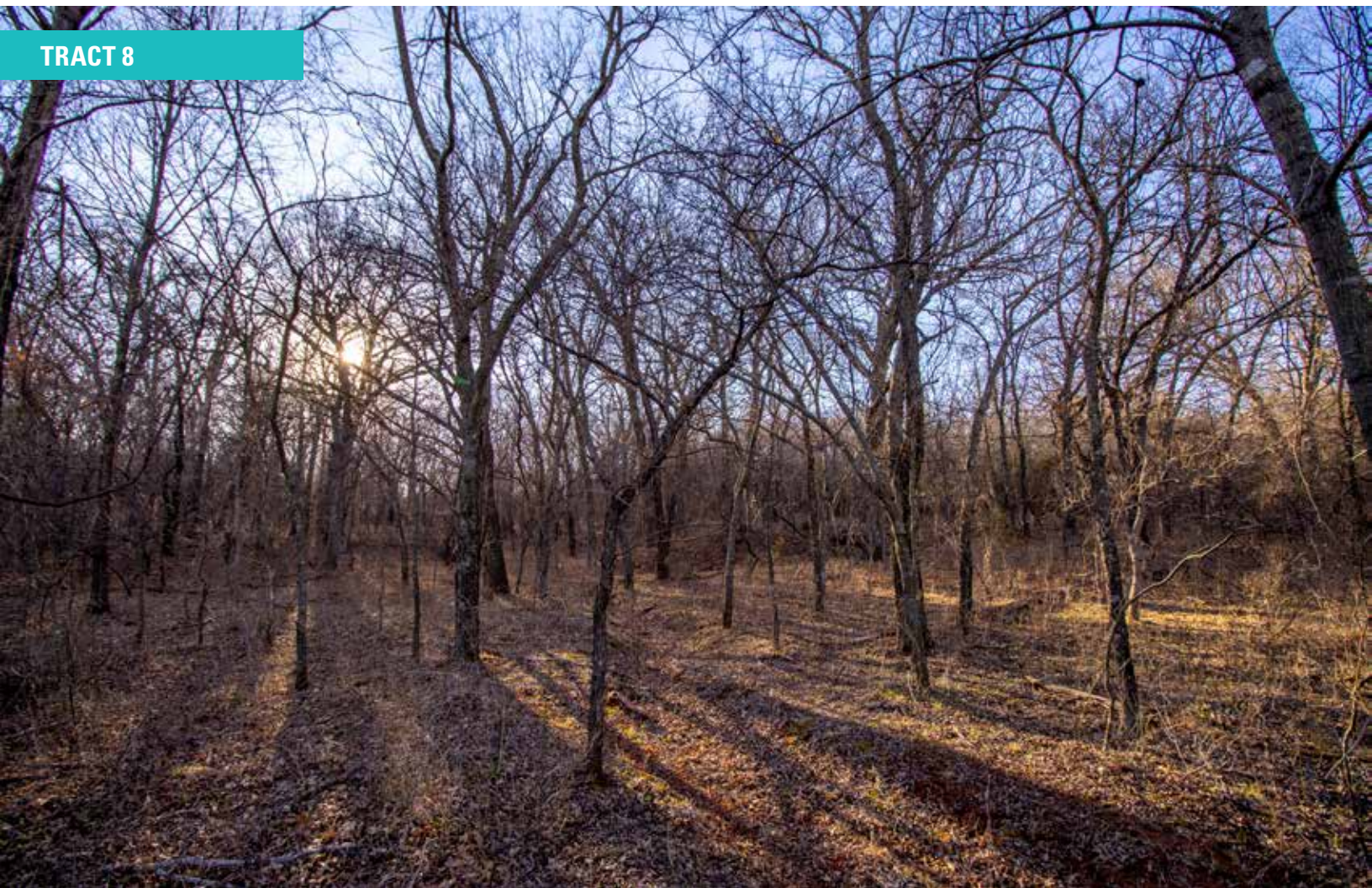
TRACT 8



TRACT 8



TRACT 8



TRACT 9



TRACTS 9-11



TRACT 9



TRACT 9



TRACT 10



TRACT 10



TRACT 10



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TRACT 10



TRACT 11



TRACT 11



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TRACT 11



TRACT 11



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TRACT 12



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TRACT 12





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