

420+ Acres

Okmulgee & Okfuskee Counties

OFFERED IN 12 TRACTS

Auction

TRACTS 4-6

Morris OK Home & Acreage PLUS Okmulgee & Okfuskee County Land Portfolio

INFORMATION BOOKLET

- Potential Building Sites
- FORK RIVER FRONTAGE & MULTIPLE PONDS
- Excellent Waterfowl, Deer & Recreational Land



405-332-5505
SchraderAuction.com
4% Buyer's Premium

Tuesday, December 12th • 6 PM

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 (Branch Broker), 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc., 112774



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 12 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auction 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 Special 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.

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 relat-

ed 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.

STOCK PHOTOS: A stock photo of whitetail deer was used in design of brochure, this photo was not taken on the Property.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAPS**
- **SOIL INFORMATION
(Soils, Topography, Flood Maps)**
- **TAX/PARCEL INFORMATION**
- **PRELIMINARY TITLE**
- **PHOTOS**

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



TRACTS 1-8 - NW View

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 12, 2023

420± ACRES – OKMULGEE & OKFUSKEE COUNTIES, 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, December 5, 2023.

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
420± Acres • Okmulgee & Okfuskee Counties, Oklahoma
Tuesday, December 12, 2023

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, December 12, 2023 at 6:00 PM. (CST)
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; 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.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, December 5, 2023**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

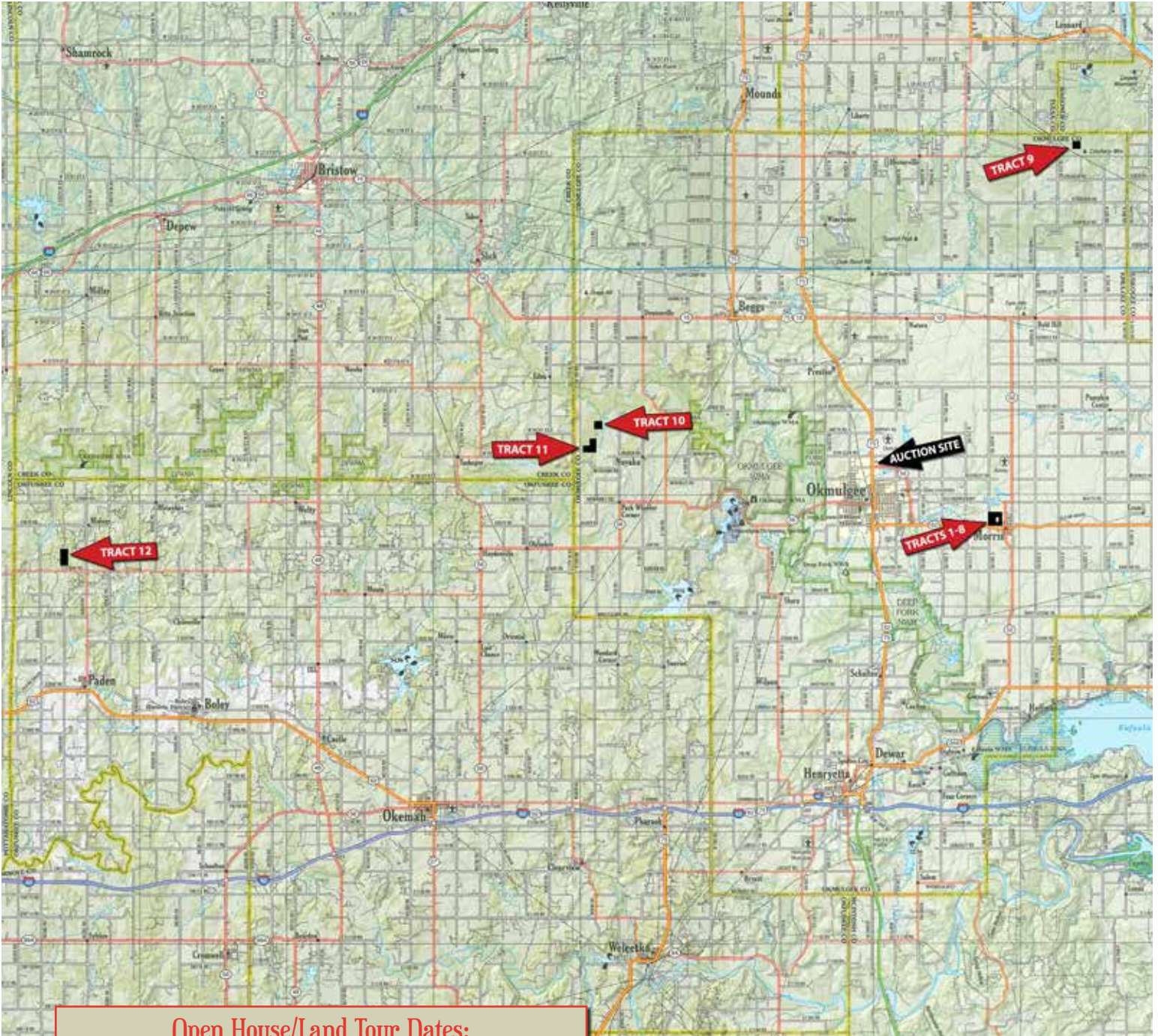
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



Open House/Land Tour Dates:

Meet at Auction Tract 2 – 16930 N. 280 Rd, Morris, OK 74445

Saturday, November 11th • 9AM-12PM

Thursday, November 30th • 2-5PM

Friday, December 8th • 2-5PM

Auction Location:

**Muscogee Nation Community Center,
2900 N Osage Place, Okmulgee, OK, 74447.**

AERIAL TRACT MAP - TRACTS 1-8



Tract Descriptions:

TRACT 1: 5± ACRES premier potential building site on N 280 Rd in Morris, OK. Excellent blend of open space and mature trees.

TRACT 2: 4± ACRES including the 4 Bedroom, 2 Bath Ranch Style home built in 1980. The home is situated on a stunning acreage, surrounded by mature trees and features a 2-car garage, built in sun room, sandstone exterior and split style floor plan. The house is poised for the modern updates of your choice, but the setting is irreplaceable!

TRACT 3: 6± ACRES located along N 280 Rd in Morris that is another excellent building site. A small horse stable and pond are located on the back half of the property.

TRACT 4: 20± ACRES located along N 280 Rd that is comprised of half dense timber and wetland area with the balance of the property in open hay meadow. Plenty of room for a potential build loca-

tion and all the room you need to recreate on your own property.

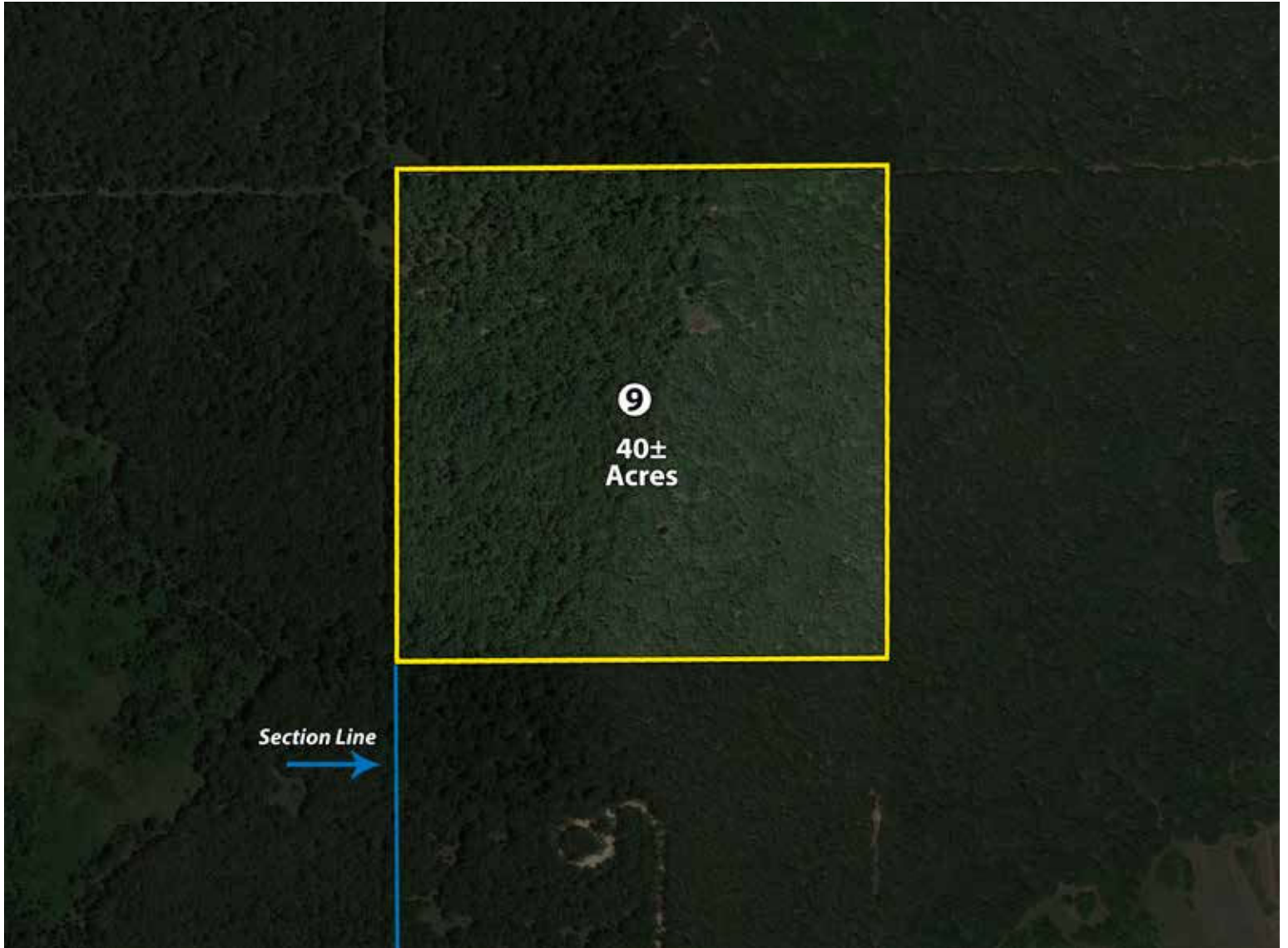
TRACT 5: 12± ACRES located along N 280 Rd, mostly open hay meadow and excellent topography on this parcel.

TRACT 6: 51± ACRES located along n 280 Rd, outstanding combination of hay meadow and dense timber in the northeast corner of the tract. There are some neat wetland areas along the northern boundary of the property.

TRACT 7: 8± ACRES located on the east side of the property and accessed from North A Street in Morris. Excellent potential development or homesite tract.

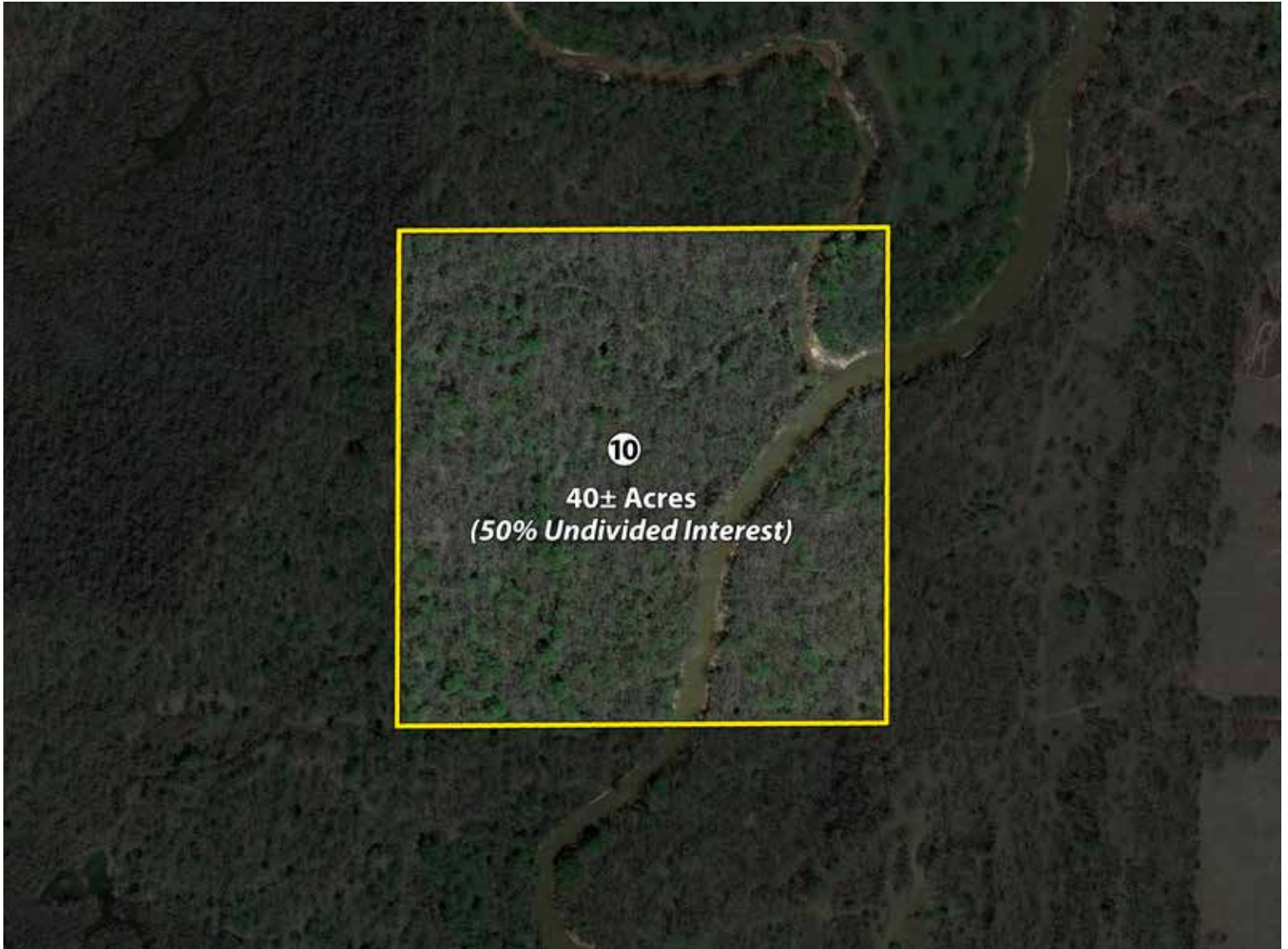
TRACT 8: 35± ACRES located on the southeast corner of the property that is a diverse combination of open pastureland and dense timber. This parcel features two excellent ponds on opposite ends of the property with lots of potential to improve the surrounding areas!

AERIAL TRACT MAP - TRACT 9



TRACT 9: 40± ACRES located in Haskell School District. This property does not abut a county-maintained roadway; however, the western boundary of the property is a statutory section line easement. Some work may be necessary to access the property, but once you see the view from the 950' ridgetop overlooking the surrounding landscape, it will be worth it!

AERIAL TRACT MAP - TRACT 10



TRACT 10: 50% UNDIVIDED INTEREST IN 40± ACRES located at the confluence of the Deep Fork River and Little Deep Fork Creek just west of Nuyaka, OK in Okmulgee County. Outstanding recreational land tract with value added potential. Seller will be conveying their 50% interest in the property.

AERIAL TRACT MAP - TRACT 11



TRACT 11: 50% UNDIVIDED INTEREST IN 119± ACRES that is located along the Deep Fork River located just west of Nuyaka, OK in Okmulgee County. Another outstanding recreational tract with lots of opportunity, Seller will be conveying their 50% interest in the property.

AERIAL TRACT MAP - TRACT 12

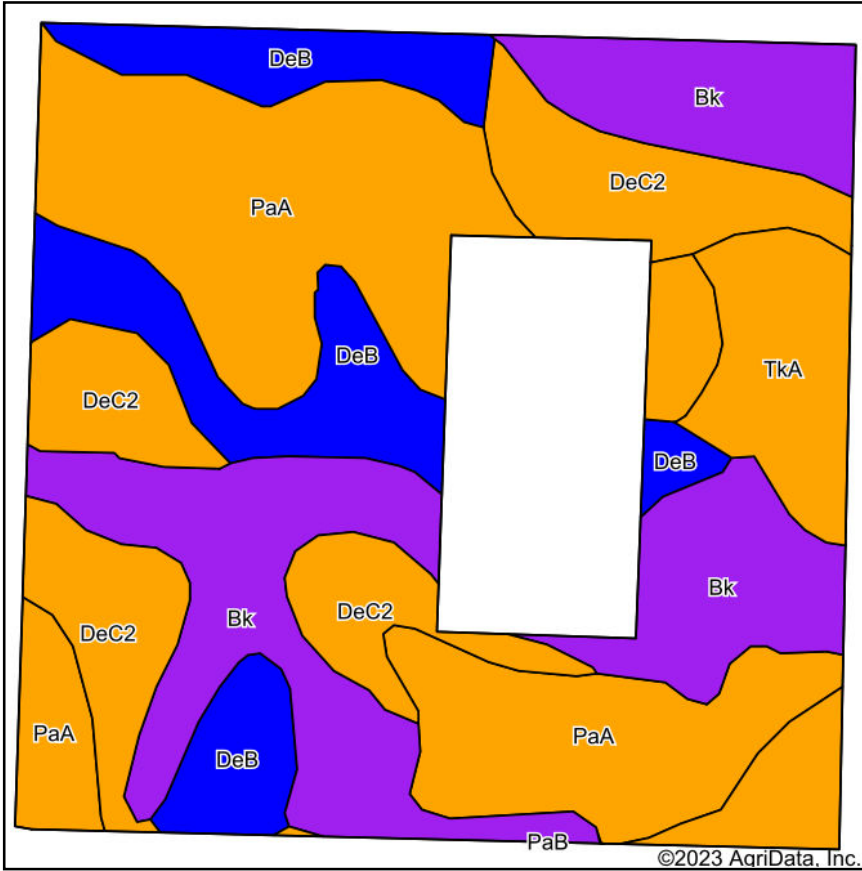


TRACT 12: 75% UNDIVIDED INTEREST IN 80± ACRES located between Stroud and Prague in the edge of Okfuskee County. Heavily wooded tract with loads of recreational potential! Property does not abut a county-maintained roadway; however, the eastern boundary of the property is a statutory section line easement.



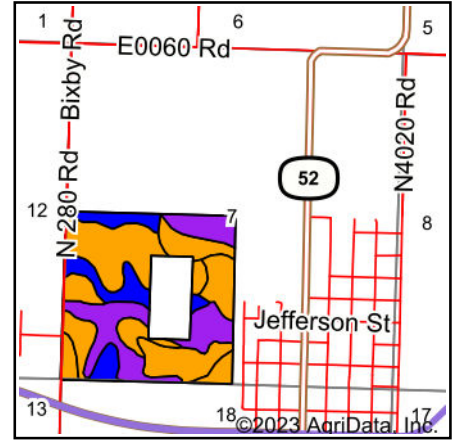
SOIL INFORMATION

SOIL MAP - TRACTS 1-8



Soils data provided by USDA and NRCS.

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State: **Oklahoma**
 County: **Okmulgee**
 Location: **7-13N-14E**
 Township: **Morris**
 Acres: **144.97**
 Date: **10/26/2023**



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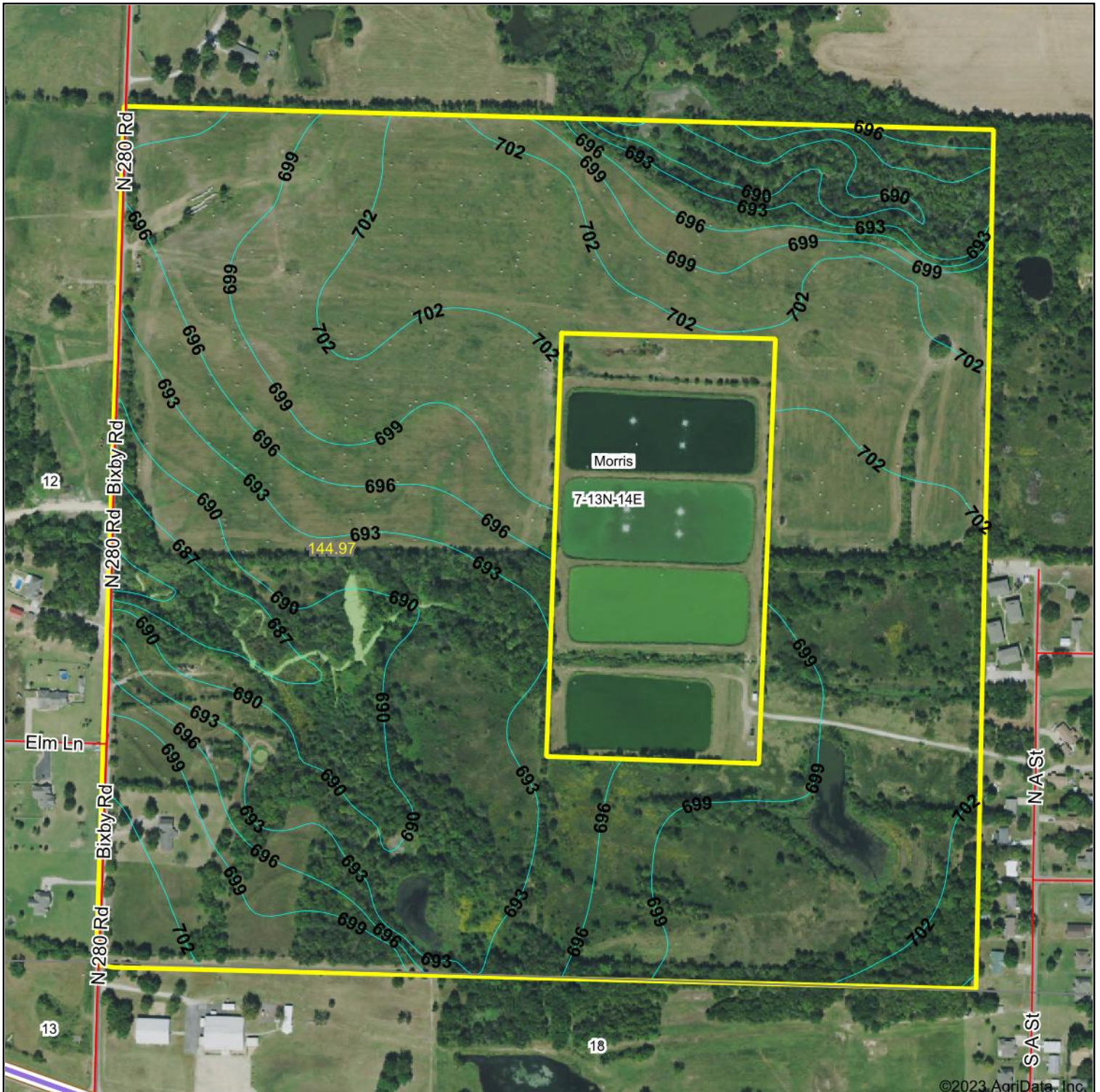


Area Symbol: OK111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
PaA	Parsons silt loam, 0 to 1 percent slopes	46.60	32.1%		IIIw	83	82	66	69	62	
Bk	Eram-Verdigris complex, 0 to 20 percent slopes	37.95	26.2%		VIe	61	59	54	54	45	
DeC2	Dennis silt loam, 3 to 5 percent slopes, eroded	25.77	17.8%		IIIe	67	67	55	56	62	
DeB	Dennis silt loam, 1 to 3 percent slopes	21.74	15.0%		IIe	79	78	59	64	69	
TkA	Taloka silt loam, 1 to 3 percent slopes	12.91	8.9%		IIIs	63	54	57	61	63	
Weighted Average						3.64	*n 72	*n 70.2	*n 59.1	*n 61.3	*n 58.7

*n: The aggregation method is "Weighted Average using all components"
 Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 1-8



©2023 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

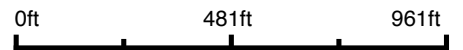
Min: 683.0

Max: 704.7

Range: 21.7

Average: 697.1

Standard Deviation: 4.86 ft



10/26/2023

7-13N-14E
Okmulgee County
Oklahoma

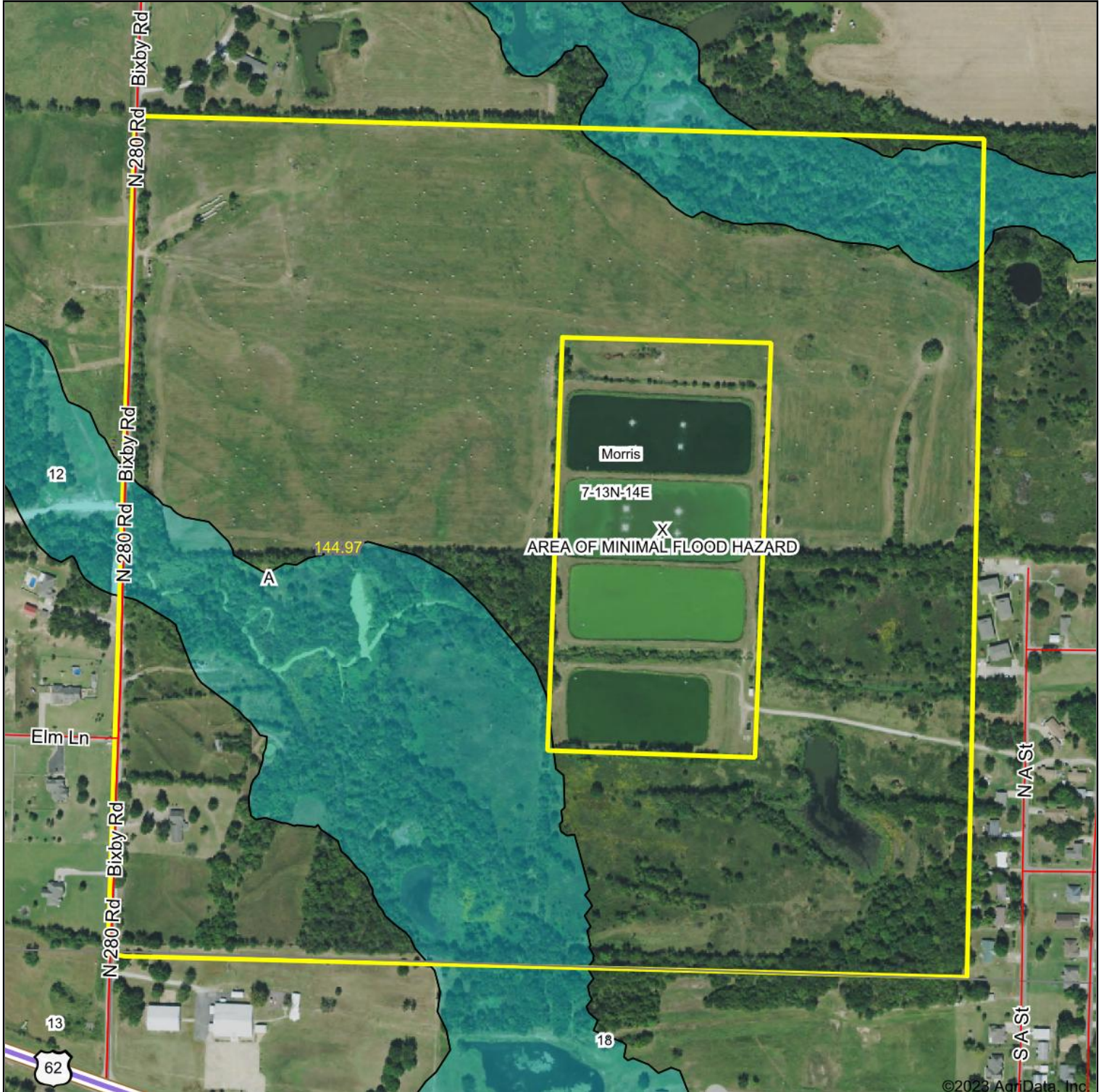
Boundary Center: 35° 36' 48.11, -95° 52' 6.89

Maps Provided By:



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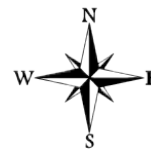
FLOOD MAP - TRACTS 1-8



Boundary Center: 35° 36' 48.11, -95° 52' 6.89

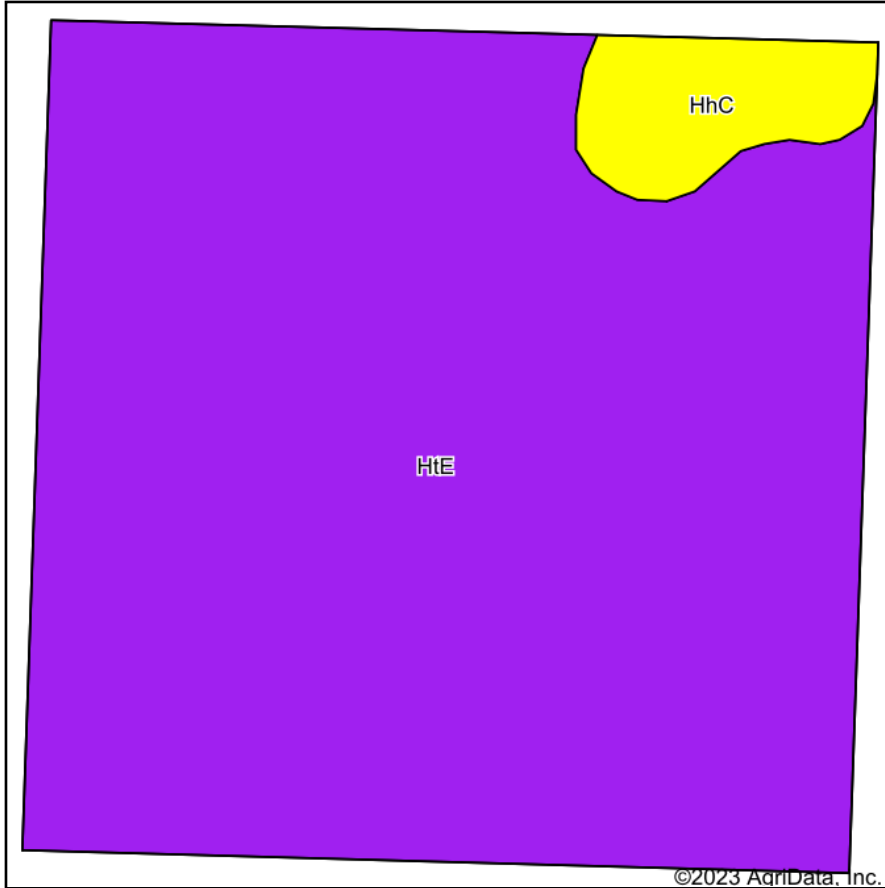


7-13N-14E
Okmulgee County
Oklahoma



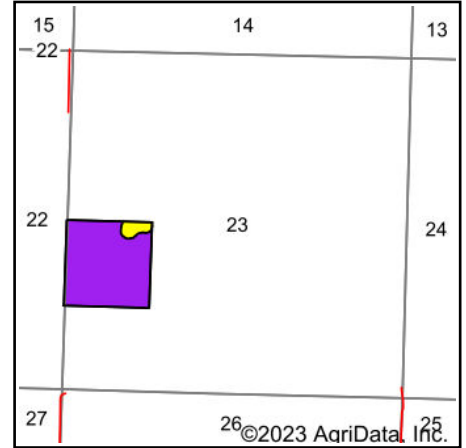
10/26/2023

SOIL MAP - TRACT 9



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Okmulgee**
 Location: **23-16N-14E**
 Township: **Morris**
 Acres: **39.91**
 Date: **10/26/2023**



Area Symbol: OK111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass AUM	Corn Bu	Cowpeas Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	
HtE	Hector-Endsaw complex, 5 to 30 percent slopes, stony	37.76	94.6%		VIIe									
HhC	Hector-Clearview complex, 1 to 5 percent slopes	2.15	5.4%		IVs	3	35	12	28	19	11	5	22	
Weighted Average						6.84	0.2	1.9	0.6	1.5	1	0.6	0.3	1.2

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 9



©2023 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 2.0

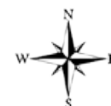
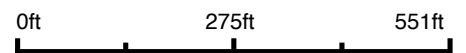
Min: 922.3

Max: 966.7

Range: 44.4

Average: 955.5

Standard Deviation: 6.63 ft



10/26/2023

23-16N-14E
Okmulgee County
Oklahoma

Boundary Center: 35° 50' 50.04, -95° 47' 57.95

Maps Provided By:



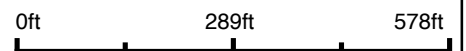
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Field borders provided by Farm Service Agency as of 5/21/2008.

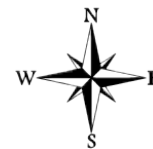
FLOOD MAP - TRACT 9



Boundary Center: 35° 50' 50.04, -95° 47' 57.95

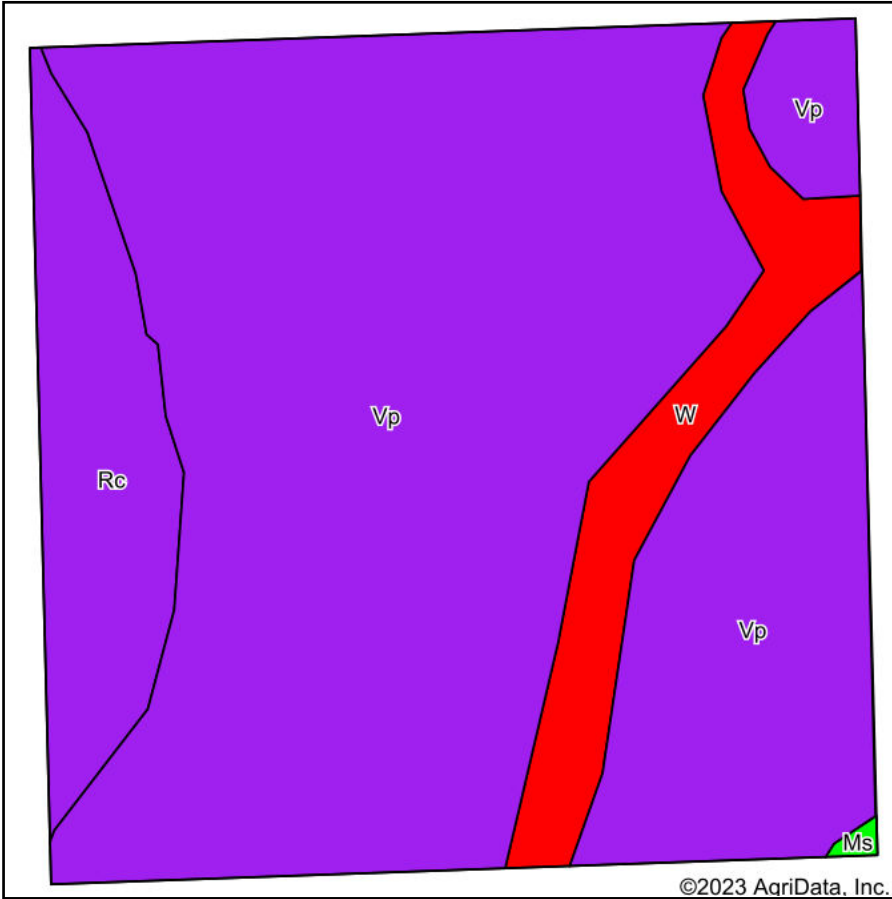


23-16N-14E
Okmulgee County
Oklahoma

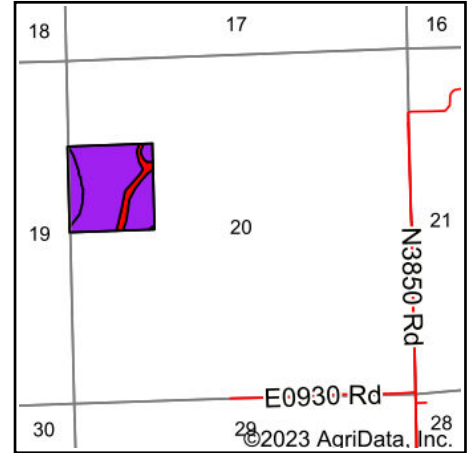


10/26/2023

SOIL MAP - TRACT 10



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Okmulgee**
 Location: **20-14N-11E**
 Township: **Okmulgee**
 Acres: **39.98**
 Date: **10/26/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK111, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Common bermudagrass AUM	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu
Vp	Verdigris-Madill complex, 0 to 1 percent slopes, frequently flooded	32.17	80.5%		Vw								
Rc	Roebuck clay, 0 to 1 percent slopes, frequently flooded	4.30	10.8%		Vw								
W	Water	3.44	8.6%		VIII								
Ms	Mason loam, 0 to 1 percent slopes, rarely flooded	0.07	0.2%		I	5		8	75	75	10	35	7 40
Weighted Average					5.25	*		*	0.1	0.1	*	0.1	* 0.1

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 10



©2023 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 2.0

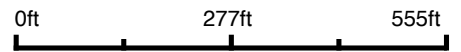
Min: 650.5

Max: 670.5

Range: 20.0

Average: 665.3

Standard Deviation: 3.77 ft



10/26/2023

20-14N-11E
Okmulgee County
Oklahoma

Boundary Center: 35° 40' 38.27, -96° 10' 22.33

Maps Provided By:



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FLOOD MAP - TRACT 10



Map Center: 35° 40' 38.27, -96° 10' 22.33

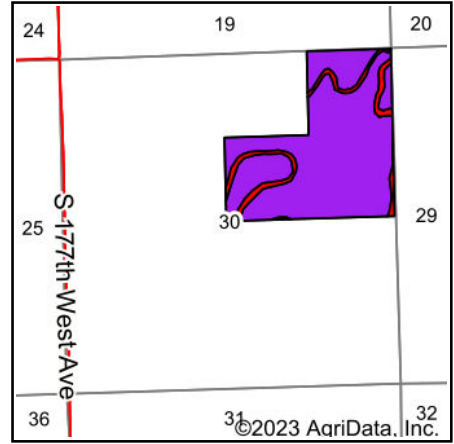
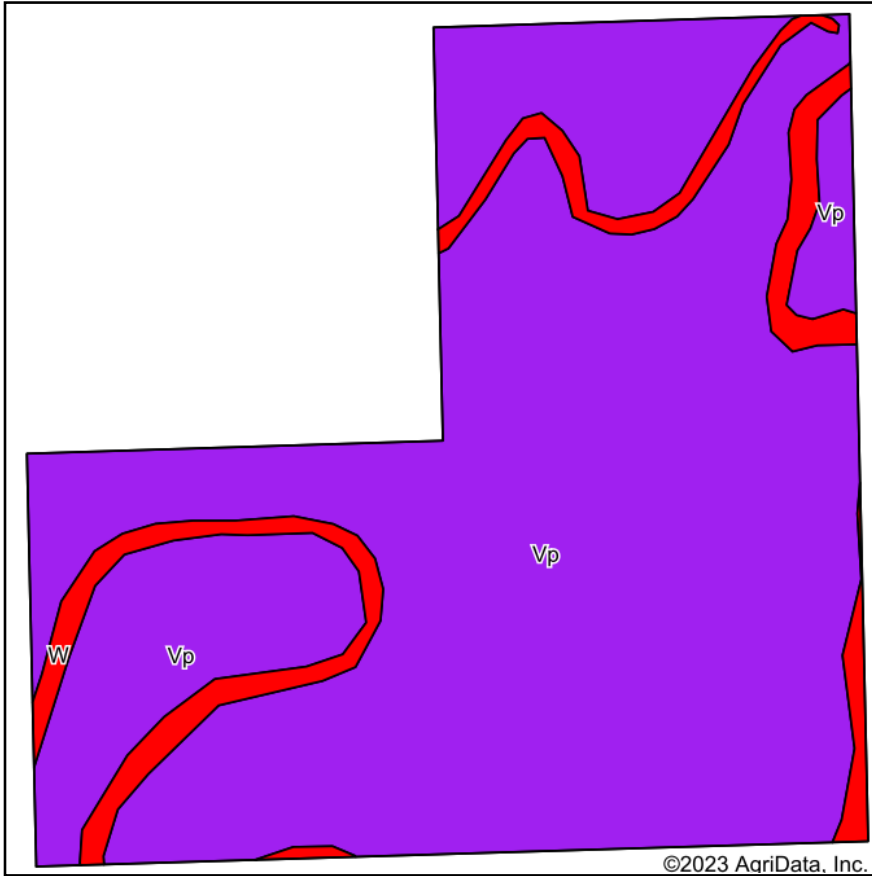


20-14N-11E
Okmulgee County
Oklahoma



10/26/2023

SOIL MAP - TRACT 11



State: **Oklahoma**
 County: **Okmulgee**
 Location: **30-14N-11E**
 Township: **Okmulgee**
 Acres: **119.34**
 Date: **10/26/2023**



Soils data provided by USDA and NRCS.

Area Symbol: OK111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
Vp	Verdigris-Madill complex, 0 to 1 percent slopes, frequently flooded	109.32	91.6%		Vw	57	57	53	56	17	
W	Water	10.02	8.4%		VIII						
Weighted Average						5.25	*n 52.2	*n 52.2	*n 48.6	*n 51.3	*n 15.6

*n: The aggregation method is "Weighted Average using all components"
 Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 11



©2023 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

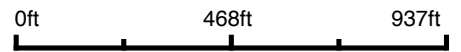
Min: 651.8

Max: 672.7

Range: 20.9

Average: 668.0

Standard Deviation: 2.99 ft



10/26/2023

30-14N-11E
Okmulgee County
Oklahoma

Boundary Center: 35° 39' 52.39, -96° 10' 46.5

Maps Provided By:



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FLOOD MAP - TRACT 11



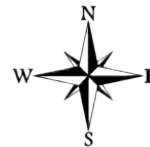
©2023 AgriData, Inc.



Map Center: 35° 39' 52.39, -96° 10' 46.5

0ft 482ft 964ft

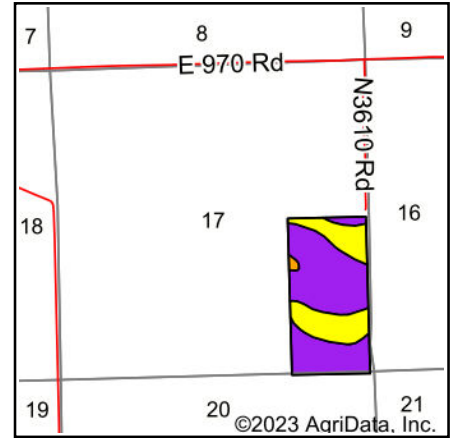
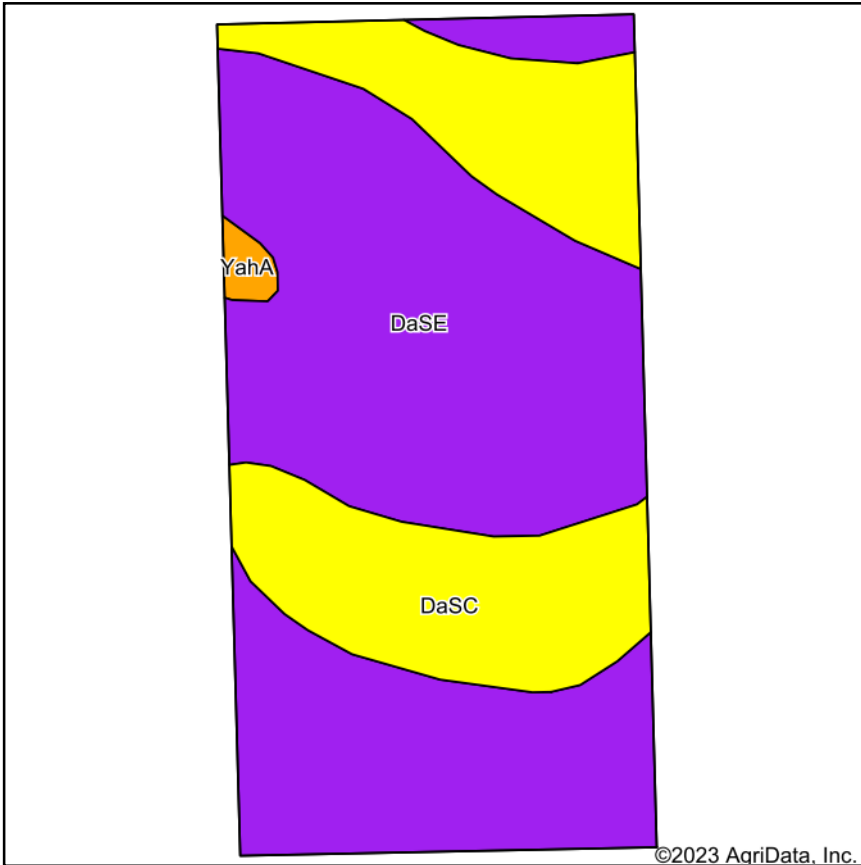
30-14N-11E
Okmulgee County
Oklahoma



10/26/2023

Flood related information provided by FEMA

SOIL MAP - TRACT 12



State: **Oklahoma**
 County: **Okfuskee**
 Location: **17-13N-7E**
 Township: **Paden**
 Acres: **81.47**
 Date: **10/26/2023**



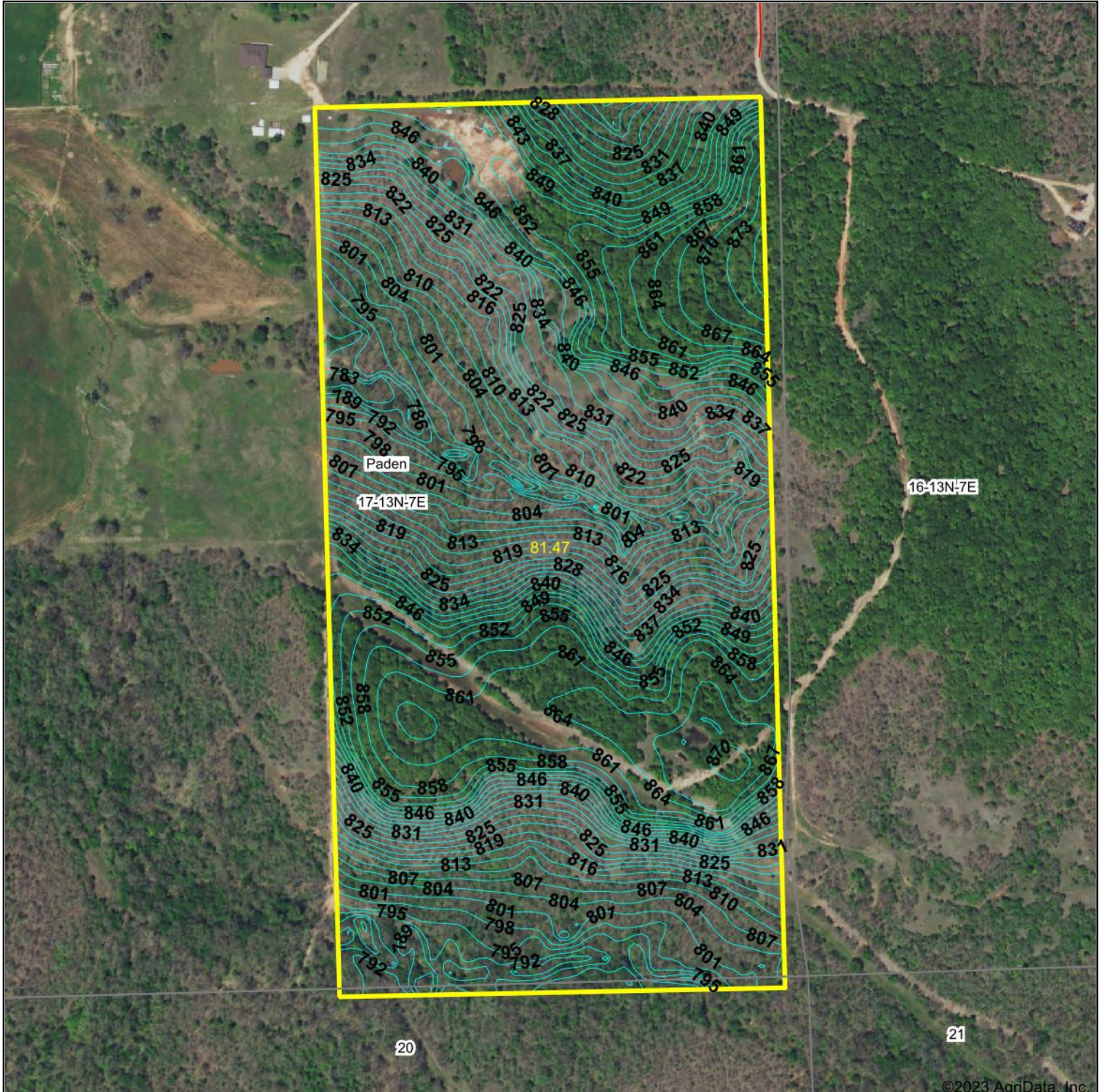
Soils data provided by USDA and NRCS.

Area Symbol: OK107, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cantaloupe Crates	Caucasian bluestem AUM	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Peanuts Lbs	Weeping lovegrass AUM	Wheat Bu
DaSE	Darnell-Stephenville complex, 3 to 12 percent slopes	55.73	68.4%		Ve			3			3	2		4
DaSC	Darnell-Stephenville complex, 3 to 5 percent slopes	24.95	30.6%		IVe			2			3	2		4
YahA	Yahola fine sandy loam, 0 to 1 percent slopes, occasionally flooded	0.79	1.0%		IIIe	227		6	383	49		7	5	1505
Weighted Average					4.67	2.2	2.7	3.7	0.5	3	2	14.6	4	3.1

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 12



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 780.0

Max: 877.7

Range: 97.7

Average: 831.8

Standard Deviation: 24.84 ft



10/26/2023

17-13N-7E
Okfuskee County
Oklahoma

Boundary Center: 35° 35' 56.68, -96° 35' 8.5

Maps Provided By:

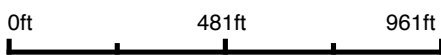


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FLOOD MAP - TRACT 12



Map Center: 35° 35' 56.68, -96° 35' 8.5



17-13N-7E
Okfuskee County
Oklahoma



10/26/2023

Flood related information provided by FEMA

TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION - TRACTS 1-3

Tax Roll Inquiry

Okmulgee County Treasurer



Lindsay Bunch, Treasurer
314 W. 7th St.Ste. 201 Oklmugee Ok 74447
Phone: 918-756-3848
Fax: 918-758-1241
E-Mail: okmulgee.treasurer@okmulgeecounty.gov



Owner Name and Address

DANGOTT, ROBERT G & ALICE
C/O BOKF-RPS
P O BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2022
Property ID : 3671-07-13N-14E-C-010-00
Location : 16930 N 280 RD MORRIS
School District : 03M I-03 MORRIS Mills : 96.42
Type of Tax : Real Estate
Tax ID : 23997

Legal Description and Other Information:

UNPLATTED 7-13-14 MORRIS SW SW SW & S/2 NW SW SW 15.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3336	Base Tax	1,393.00
Improvements	12113	Penalty	0.00
Exemptions	1000	Fees	0.00
Net Assessed	14449	Payments	1,393.00
		Total Paid	1,393.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2022	8656	Check	Taxes	1,393.00	BOK FINANCIAL->Check# 543902->MAIL

TAX/PARCEL INFORMATION - TRACTS 4-8

Tax Roll Inquiry

Okmulgee County Treasurer



Lindsay Bunch, Treasurer
314 W. 7th St.Ste. 201 Oklmugee Ok 74447
Phone: 918-756-3848
Fax: 918-758-1241
E-Mail: okmulgee.treasurer@okmulgeecounty.gov



Owner Name and Address

BADGER, B J EST TR
C/O BOKF
ATTN: RPS
P O BOX 24128
OKLAHOMA CITY OK 73124-2710

Taxroll Information

Tax Year : 2022
Property ID : 0000-07-13N-14E-C-020-00
Location :
School District : 03R I-03 RURAL Mills : 96.42
Type of Tax : Real Estate
Tax ID : 3627

Legal Description and Other Information:

07-13-14 SW INCL L 3 & 4 LESS 25 AC 136.47 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3026	Base Tax	292.00
Improvements	0	Penalty	0.00
Net Assessed	3026	Fees	0.00
		Payments	292.00
		Total Paid	292.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2022	8661	Check	Taxes	292.00	BOK FINANCIAL->Check# 543902->MAIL

TAX/PARCEL INFORMATION - TRACT 9

Tax Roll Inquiry

Okmulgee County Treasurer



Lindsay Bunch, Treasurer
314 W. 7th St.Ste. 201 Oklmugee Ok 74447
Phone: 918-756-3848
Fax: 918-758-1241
E-Mail: okmulgee.treasurer@okmulgeecounty.gov



Owner Name and Address

BADGER, B J EST TR
C/O BOKF-RPS
P O BOX 24124
OKLAHOMA CITY OK 73124-2710

Taxroll Information

Tax Year : 2022
Property ID : 0000-23-16N-14E-C-030-00
Location :
School District : MU02 MUSKOGEE COUNTY I-02
Type of Tax : Real Estate Mills : 90.01
Tax ID : 8606

Legal Description and Other Information:

23-16-14 NW SW 40.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	178	Base Tax	16.00
Improvements	0	Penalty	0.00
Net Assessed	178	Fees	0.00
		Payments	16.00
		Total Paid	16.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2022	8660	Check	Taxes	16.00	BOK FINANCIAL->Check# 543902->MAIL

TAX/PARCEL INFORMATION - TRACT 10

Tax Roll Inquiry

Okmulgee County Treasurer



Lindsay Bunch, Treasurer
314 W. 7th St.Ste. 201 Oklmugee Ok 74447
Phone: 918-756-3848
Fax: 918-758-1241
E-Mail: okmulgee.treasurer@okmulgeecounty.gov



Owner Name and Address

BADGER, B J EST TR
C/O BOKF-RPS
P O BOX 24128
OKLAHOMA CITY OK 73124-2710

Taxroll Information

Tax Year : 2022
Property ID : 0000-20-14N-11E-B-040-00
Location :
School District : 04R I-04 RURAL Mills : 95.48
Type of Tax : Real Estate
Tax ID : 4362

Legal Description and Other Information:

20-14-11 SW NW 3/4 INT 40.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	153	Base Tax	15.00
Improvements	0	Penalty	0.00
Net Assessed	153	Fees	0.00
		Payments	15.00
		Total Paid	15.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2022	8658	Check	Taxes	15.00	BOK FINANCIAL->Check# 543902->MAIL

TAX/PARCEL INFORMATION - TRACT 11

Tax Roll Inquiry

Okmulgee County Treasurer



Lindsay Bunch, Treasurer
314 W. 7th St.Ste. 201 Oklmugee Ok 74447
Phone: 918-756-3848
Fax: 918-758-1241
E-Mail: okmulgee.treasurer@okmulgeecounty.gov



Owner Name and Address

BADGER, B J EST TR
C/O BOKF-RPS
P O BOX 24128
OKLAHOMA CITY OK 73124-2710

Taxroll Information

Tax Year : 2022
Property ID : 0000-30-14N-11E-A-010-00
Location :
School District : 04R I-04 RURAL Mills : 95.48
Type of Tax : Real Estate
Tax ID : 4475

Legal Description and Other Information:

30-14-11 E/2 NE & SW NE 3/4 INT 119.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	458	Base Tax	44.00
Improvements	0	Penalty	0.00
Net Assessed	458	Fees	0.00
		Payments	44.00
		Total Paid	44.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/21/2022	8654	Check	Taxes	44.00	BOK FINANCIAL->Check# 543902->MAIL

TAX/PARCEL INFORMATION - TRACT 12

Tax Roll Inquiry

Okfuskee County Treasurer



Lori Coplin, Treasurer
209 N. 3rd St, P.O. Box 308, Okemah, OK 74859
Phone: 918-623-1494
Fax: 918-623-1008
E-Mail: okftreasurer@yahoo.com



Owner Name and Address

BADGER, B. J. ESTATE
C/O BANK OF OK., TRUSTEE ATTN: REAL E
PO BOX 24128
OKLAHOMA CITY OK 73124-9981

Taxroll Information

Tax Year : 2022
Property ID : 0000-17-013-007-0-001-01
Location : 05382
School District : I014 # 14 Paden Mills : 85.44
Type of Tax : Real Estate
Tax ID : 5341

Legal Description and Other Information:

3/4 INT E1/2 SE 17-13-7 CREEK TWP. 80.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	250	Base Tax	21.00
Improvements	0	Penalty	0.00
Net Assessed	250	Fees	0.00
		Payments	21.00
		Total Paid	21.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/19/2022	4724	Check	Taxes	21.00	BADGER, B. J. ESTATE/ BOK FINANCIAL->Check# 4...



**PRELIMINARY
TITLE**

PRELIMINARY TITLE



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.: 20221517-1
Issuing Office File No.: 20221517
Property Address: OK

SCHEDULE A

1. Commitment Date: September 6, 2022 at 05:00 PM
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:
 - 1/4 interest - Danny Bailey, by virtue of a Warranty Deed recorded December 4, 1975 in Book 544 at Page 582;
 - 65% of 3/4 interest - BOKF, NA as Successor Trustee of the Alice Badger Dangott 1999 Revocable Trust, dated February 26, 1991, by virtue of a Deed recorded March 15, 1991 in Book 786 at Page 211 and a Trustees Deed recorded July 7, 2022 in Book 1307 at Page 647, and a Memorandum of Trust recorded July 17, 2022 in Book 1307 at Page 634;
 - 17.5% of 3/4 interest - BOKF, NA, as Successor Trustee of the Alice Badger Dangott Trust under the Will of B.J. Badger, by virtue of a Memorandum of Trust recorded July 7, 2022 in Book 1307 at Page 634;
 - 8.75% of 3/4 interest - BOKF, as Successor Trustees of the Laura Joan Dangott Trust under the Will of B.J. Badger, by virtue of a Memorandum of Trust recorded July 7, 2022 in Book 1307 at Page 634;
 - 8.75% of 3/4 interest - Alice Badger Dangott and Bank of Oklahoma, N.A. Co-Trustees of the Laura Joan

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PRELIMINARY TITLE

SCHEDULE A (Continued)

Dangott Trust, by virtue of a Quit Claim Deed recorded July 12, 2000 in Book 897 at Page 489 and a Trustee's Deed recorded November 1, 2004 in Book 961 at Page 572.

5. The Land is described as follows:

The East Half of the Southeast Quarter (E½ SE¼) of Section Seventeen (17), Township Thirteen (13) North, Range Seven (7) East of the Indian Base and Meridian Okfuskee County, State of Oklahoma.

Fidelity National Title Insurance Company

Gayle Helton

By:

Michael J. Nolan
Michael J. Nolan
President

ATTEST:

Marjorie Nemzura
Marjorie Nemzura
Secretary

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

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PRELIMINARY TITLE



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. Alice Badger Dangott and Bank of Oklahoma, N.A. Co-Trustees of the Laura Joan Dangott Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.
6. 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, 16 and 19, 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.

7. 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.
8. 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.
9. 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.
10. Obtain a Final Report for issuance of title policy.

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PRELIMINARY TITLE

SCHEDULE B-I (Continued)

11. Obtain a Uniform Commercial Code search as to current owners in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
12. Obtain a court search as to Purchasers in Okfuskee County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
13. Record Memorandum of Trust relating to Laura Joan Dangott Trust. Same should be submitted for review and possible further requirements.

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PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued By
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

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.: 20221519-1
Issuing Office File No.: 20221519
Property Address: OK

SCHEDULE A

1. Commitment Date: September 9, 2022 at 07:59 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/2021)
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021)
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 Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:
 - .4225 or 17/40 or 42.25% interest to Alice Badger Dangott, as Trustee and her Successor Trustees of the Alice Badger Dangott 1991 Revocable Trust;
 - .2275 or 91/400 or 22.75% interest to Robert G. Dangott, as Trustee, and his Successor Trustees of the Robert G. Dangott 1991 Revocable Trust;
 - .175 or 7/40 or 17.50% interest to Alice Badger Dangott Trust under Will of B.J. Badger, deceased;
 - .0875 or 7/80 or 8.75% Laura Joan Dangott Trust under Will of B.J. Badger, deceased;
 - .0875 or 7/80 or 8.75% interest to Alice Badger Dangott and Bank of Oklahoma, N.A. Co-Trustees of the Laura Joan Dangott Trust.

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PRELIMINARY TITLE

SCHEDULE A (Continued)

5. The Land is described as follows:

Lots 3 and 4 (or W $\frac{1}{2}$ of SW $\frac{1}{4}$) and the E $\frac{1}{2}$ of SW $\frac{1}{4}$ LESS AND EXCEPT the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 13 North, Range 14 East of the Indian Meridian, Okmulgee County, State of Oklahoma.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fidelity National Title Insurance Company

Gayle Helton

By: *Michael J. Nolan*
Michael J. Nolan
President

ATTEST: *Marjorie Nemzura*
Marjorie Nemzura
Secretary

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

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PRELIMINARY TITLE



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, 16 and 19, 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. 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.
8. Obtain a Final Report for issuance of title policy.
9. Obtain a Uniform Commercial Code search as to current owner in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
10. Obtain a court search as to Purchaser with contractual obligations under a Real Estate agreement in Okmulgee County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



20221519

PRELIMINARY TITLE

SCHEDULE B, PART I (Continued)

11. Record Memorandum of Trust relating to Alice Badger Dangott Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
12. Record Memorandum of Trust relating to Laura Joan Dangott Trust Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
13. Record Memorandum of Trust relating to Judith Ann Dangott Trust Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
14. Obtain and file of record an Affidavit confirming that the Laura Joan Dangott Trust under the Will of B.J. Badger, deceased and the Laura Joan Dangott Trust, with Alice Badger Dangott and Bank of Oklahoma, N.A., as Co-Trustees are different trusts.
15. File a satisfactory affidavit as provided in Title 16 Okl. St. §76(b)(2) to extinguish any claim to the "surface" title arising under the following "stray" instrument(s):

Mortgage and Security Agreement recorded June 16, 1987 in Book 1411, page 792;
Lease recorded March 27, 2017 in Book 2178, page 165;
Lease recorded April 28, 2022 in Book 2306, page 507.
16. Obtain and file of record a Deed from Alice Badger Dangott and Bank of Oklahoma, N.A., Successor Trustees of the B.J. Badger Residuary Trust under Will of B.J. Badger, deceased, dated 10/5/1965, or their successors in trust, to the following:

17.5 % interest to Alice Badger Dangott under Will of B.J. Badger, deceased;
8.75% interest to Laura Joan Dangott Trust under Will of B.J. Badger, deceased; 8.75% to Alice Badger Dangott and Bank of Oklahoma, N.A., Co-Trustees of the Laura Joan Dangott Trust.
17. Obtain and file of record a Quit Claim Deed from Alice Badger Dangott and The First National Bank and Trust Company of Okmulgee, Oklahoma Trustees under the Will of B.J. Baadger, deceased to correct the legal description to

65% to Alice Badger Dangott, as Trustee, and her Successor Trustees, of the Alice Badger Dangott 1991 Revocable Trust;

35% to Robert Glenn Dangott, as Trustee, and his Successor Trustees, of the Roger Glenn Dangott 1991 Revocable Trust.
18. The Lease from the City of Morris to Morris Public Works Authority covers the easement rights recorded in the Office of the County Clerk of Okmulgee County Oklahoma in Book 939, page 68 and doesn't confer or relinquish any rights, but does describe to property leased. Submit for examination a valid recorded instrument relinquishing all rights to that part of NW/4 SE4 SW/4 not being used by the City of Morris or Morris Public Works Authority and further requirements will be made as necessary.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



20221519

PRELIMINARY TITLE

SCHEDULE B, PART I (Continued)

19. 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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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



20221519

PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

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.: 20221520-1
Issuing Office File No.: 20221520
Property Address: OK

SCHEDULE A

1. Commitment Date: September 9, 2022 at 07:59 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/2021)
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021)
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 Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:
 - .4225 or 169/400 or 42.25% interest to Alice Badger Dangott, as Trustee and her Successor Trustees of the Alice Badger Dangott 1991 Revocable Trust;
 - .2275 or 91/400 or 22.75% interest to Robert G. Dangott, as Trustee, and his Successor Trustees of the Robert G. Dangott 1991 Revocable Trust;
 - .175 or 7/40 or 17.50% interest to Alice Badger Dangott Trust under Will of B.J. Badger, deceased;
 - .0875 or 7/80 or 8.75% Laura Joan Dangott Trust under Will of B.J. Badger, deceased;
 - .0875 or 7/80 or 8.75% interest to Alice Badger Dangott and Bank of Oklahoma, N.A. Co-Trustees of the Laura Joan Dangott Trust.

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PRELIMINARY TITLE

SCHEDULE A (Continued)

5. The Land is described as follows:

The NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 16 North, Range 14 East of the Indian Meridian, Okmulgee County, State of Oklahoma.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fidelity National Title Insurance Company

Gayle Helton

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

By: *Michael J. Nolan*
Michael J. Nolan
President

ATTEST: *Marjorie Nemzura*
Marjorie Nemzura
Secretary

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PRELIMINARY TITLE



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, 16 and 19, 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. 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.
8. Obtain a Final Report for issuance of title policy.
9. Obtain a Uniform Commercial Code search as to current owner in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
10. Obtain a court search as to Purchaser with contractual obligations under a Real Estate agreement in Okmulgee County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



20221520

PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. Record Memorandum of Trust relating to Alice Badger Dangott Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
12. Record Memorandum of Trust relating to Laura Joan Dangott Trust Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
13. Record Memorandum of Trust relating to Judith Ann Dangott Trust Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
14. Obtain and file of record an Affidavit confirming that the Laura Joan Dangott Trust under the Will of B.J. Badger, deceased and the Laura Joan Dangott Trust, with Alice Badger Dangott and Bank of Oklahoma, N.A., as Co-Trustees are different trusts.
15. 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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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



20221520

PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

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.: 20221521-1
Issuing Office File No.: 20221521
Property Address: OK

SCHEDULE A

1. Commitment Date: September 9, 2022 at 07:59 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/2021)
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021)
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 Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

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PRELIMINARY TITLE

SCHEDULE A (Continued)

4. The Title is, at the Commitment Date, vested in:

.268125 or 429/1600 or 26.81% interest to Alice Badger Dangott, as Trustee, and her Successor Trustees of the Alice Badger Dangott 1991 Revocable Trust;

.144375 or 231/1600 or 14.44% interest to Robert Glenn Dangott, as Trustee and his Successor Trustees, of the Robert G. Dangott 1991 Revocable Trust;

.04375 or 7/160 or 4.38% interest to Alice Badger Dangott Trust under Will of B.J. Badger, deceased;

.021875 or 7/320 or 2.19% interest to Laura Joan Dangott Trust under Will of B.J. Badger, deceased;

.021875 or 7/320 or 2.19% interest to Alice Badger Dangott and Bank of Oklahoma, N.A. Co-Trustees of the Laura Joan Dangott Trust

.125 or 1/8 or 12.5% interest to Patrick Bolen Fowler/Melba Loftis;

.125 or 1/8 or 12.5% interest to Aubrey Price;

.125 or 1/8 or 12.5% interest to John L. Warren;

.0625 or 1/16 or 6.25% interest to William H. Warren;

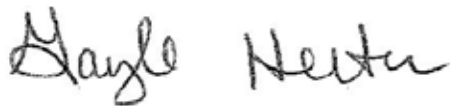
.0625 or 1/16 or 6.25% interest to Charlotte Ann Rhodes.

5. The Land is described as follows:

The SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 20, Township 14 North, Range 11 East of the Indian Meridian, Okmulgee County, State of Oklahoma.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fidelity National Title Insurance Company



Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

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PRELIMINARY TITLE



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, 16 and 19, 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. 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.
8. Obtain a Final Report for issuance of title policy.
9. Obtain a Uniform Commercial Code search as to current owners in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
10. Obtain a court search as to Purchaser with contractual obligations under a Real Estate agreement in Okmulgee County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



20221521

PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. Pay ad valorem taxes for 2022.
12. Melba Loftis was the owner of an undivided 1/8 interest in the subject lands. She conveyed an undivided 1/6 to Patrick Bolen Fowler with the stated intent to pass her entire interest. For the purposes of this opinion, both are shown to own the interest. Submit for examination the valid recorded instrument that establishes or perhaps relinquishes the claim to the entire interest and further requirements will be made as necessary.
13. Record Memorandum of Trust relating to Alice Badger Dangott Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
14. Record Memorandum of Trust relating to Laura Joan Dangott Trust Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
15. Record Memorandum of Trust relating to Judith Ann Dangott Trust Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
16. Obtain and file of record an Affidavit confirming that the Laura Joan Dangott Trust under the Will of B.J. Badger, deceased and the Laura Joan Dangott Trust, with Alice Badger Dangott and Bank of Oklahoma, N.A., as Co-Trustees are different trusts.
17. Obtain and file of record a Correction Deed from Alice Badger Dangott, showing marital status and joined by spouse if applicable, to Alice Badger Dangott, as Trustee, and her Successor Trustees of the Alice Badger Dangott 1991 Revocable Trust.
18. 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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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



20221521

PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued By
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

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.: 20221522-1
Issuing Office File No.: 20221522
Property Address: OK

SCHEDULE A

1. Commitment Date: September 9, 2022 at 07:59 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/2021)
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021)
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 Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

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PRELIMINARY TITLE

SCHEDULE A (Continued)

4. The Title is, at the Commitment Date, vested in:
- .268125 or 429/1600 or 26.81% interest to Alice Badger Dangott, as Trustee, and her Successor Trustees of the Alice Badger Dangott 1991 Revocable Trust;
 - .144375 or 231/1600 or 14.44% interest to Robert Glenn Dangott, as Trustee and his Successor Trustees, of the Robert G. Dangott 1991 Revocable Trust;
 - .04375 or 7/160 or 4.38% interest to Alice Badger Dangott Trust under Will of B.J. Badger, deceased;
 - .021875 or 7/320 or 2.19% interest to Laura Joan Dangott Trust under Will of B.J. Badger, deceased;
 - .021875 or 7/320 or 2.19% interest to Alice Badger Dangott and Bank of Oklahoma, N.A. Co-Trustees of the Laura Joan Dangott Trust
 - .125 or 1/8 or 12.5% interest to Patrick Bolen Fowler/Melba Loftis;
 - .125 or 1/8 or 12.5% interest to Aubrey Price;
 - .125 or 1/8 or 12.5% interest to John L. Warren;
 - .125 or 1/8 or 12.5% interest to William H. Warren.
5. The Land is described as follows:
- The NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 30, Township 14 North, Range 11 East of the Indian Meridian, Okmulgee County, State of Oklahoma.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fidelity National Title Insurance Company

Gayle Helton

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

By: *Michael J. Nolan*
Michael J. Nolan
President

ATTEST: *Marjorie Nemzura*
Marjorie Nemzura
Secretary

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PRELIMINARY TITLE



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, 16 and 19, 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. 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.
8. Obtain a Final Report for issuance of title policy.
9. Obtain a Uniform Commercial Code search as to current owners in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
10. Obtain a court search as to Purchaser with contractual obligations under a Real Estate agreement in Okmulgee County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



20221522

PRELIMINARY TITLE

SCHEDULE B, PART I (Continued)

11. Pay ad valorem taxes for 2022.
12. File a satisfactory affidavit as provided in Title 16 Okl. St. §76(b)(2) to extinguish any claim to the "surface" title arising under the following "stray" instrument(s):

*Memorandum of Trust recorded March 27, 1998 in Book 1630 at Page 291;
Assignment and Conveyance recorded June 10, 2010 in Book 2003 at Page 407.*
13. Melba Loftis was the owner of an undivided 1/8 interest in the subject lands. She conveyed an undivided 1/6 to Patrick Bolen Fowler with the stated intent to pass her entire interest. For the purposes of this opinion, both are shown to own the interest. Submit for examination the valid recorded instrument that establishes or perhaps relinquishes the claim to the entire interest and further requirements will be made as necessary.
14. Record Memorandum of Trust relating to Alice Badger Dangott Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
15. Record Memorandum of Trust relating to Laura Joan Dangott Trust Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
16. Record Memorandum of Trust relating to Judith Ann Dangott Trust Trust under the Will of B.J. Badger, deceased. Same should be submitted for review and possible further requirements.
17. Obtain and file of record an Affidavit confirming that the Laura Joan Dangott Trust under the Will of B.J. Badger, deceased and the Laura Joan Dangott Trust, with Alice Badger Dangott and Bank of Oklahoma, N.A., as Co-Trustees are different trusts.
18. Obtain and file of record a Correction Deed from Alice Badger Dangott, showing marital status and joined by spouse if applicable, to Alice Badger Dangott, as Trustee, and her Successor Trustees of the Alice Badger Dangott 1991 Revocable Trust.
19. 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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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



20221522

PHOTOS

PHOTOS



TRACTS 1-8 - NW VIEW



TRACTS 1-8 - SW CORNER VIEW

PHOTOS



TRACTS 1-2 SOUTH



TRACTS 1-2 NORTH VIEW

PHOTOS



TRACTS 1-3 SW CORNER VIEW



TRACTS 1-3 - ROAD FRONTAGE

PHOTOS



PHOTOS



PHOTOS



TRACT 2



TRACT 2 - BACK OF HOUSE

PHOTOS



TRACT 2 - ENTRANCE



TRACT 2

PHOTOS



TRACT 2



TRACT 2

PHOTOS



PHOTOS



PHOTOS



TRACTS 4-6 - NW VIEW



TRACT 4 - WETLAND

PHOTOS



TRACT 4 - WOODS



TRACT 4

PHOTOS



PHOTOS



PHOTOS



TRACT 6 - WETLAND AREA



TRACT 6

PHOTOS



TRACT 6



TRACT 6

PHOTOS



TRACT 7 - NORTH VIEW



TRACT 7 - SOUTH VIEW

PHOTOS



PHOTOS



TRACT 8 - POND



TRACT 8

PHOTOS



TRACT 8 - NORTH POND VIEW



TRACT 8

PHOTOS



PHOTOS



PHOTOS



TRACT 12 - NE VIEW



TRACT 12 - SW VIEW



TRACT 12 - WEST VIEW



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