

Parsons Law Firm, PLLC

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March 25, 2026

Alliant National Title Insurance Company
c/o Goetzinger Abstract & Title Co., Agent
824 Main Street
Woodward, OK 73801

Title Opinion No. KH-67

RE: PRELIMINARY TITLE OPINION TO:

The SURFACE ONLY of the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) and all that part of the Northwest Quarter (NW/4) lying North of the A.T. & S.F. Railroad right of way in Section Twenty-six (26), Township Twenty-three (23) North, Range Eighteen (18) West of the Indian Meridian, Woodward County, Oklahoma; and

The SURFACE ONLY of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) and all that part of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) lying North of the A.T. & S.F. Railroad right of way in Section Twenty-seven (27), Township Twenty-three (23) North, Range Eighteen (18) West of the Indian Meridian, Woodward County, Oklahoma.

For: Robert J. Kee and Suzanne R. Kee Family Revocable Trust Auction - Tract 1

Gentlemen:

Pursuant to your request, we have examined abstracts of title to the captioned real estate as follows:

Abstract No.	-	10759
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	Inception
Certified to	-	August 5, 1964
Dated on	-	August 5, 1964

Abstract No.	-	37199
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	August 5, 1964
Certified to	-	May 14, 1970
Dated on	-	May 14, 1970

Abstract No.	-	27910
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	Inception, as to the NW/4 NE/4 and part of NW/4 of 26-23-18; and May 17, 1970, as to the NE/4 NE/4 an part of SE/4 NE/4 of 27-23-18
Certified to	-	March 12, 2026
Dated on	-	March 18, 2026

From such examination made, we find title to the captioned real estate as of the date of the abstracter's final certificate and subject to the following comments, criticisms, and requirements, vested as follows:

in -- Elizabeth Parsons, Successor Trustee of the Robert J. Kee and Suzanne R. Kee Family Revocable Trust, dated the 5th day of February, 2021.

COMMENTS, CRITICISMS AND REQUIREMENTS

A. TITLE

(1) Title to the above captioned real estate is in Elizabeth Parsons, Successor Trustee of the Robert J. Kee and Suzanne R. Kee Family Revocable Trust, dated the 5th day of February, 2021, by virtue of a couple of instruments. The first instrument was a Deed Without Warranty executed by Robert J. Kee and Suzanne R. Kee, husband and wife, in favor of Robert J. Kee and Suzanne R. Kee, Trustees of the Robert J. Kee and Suzanne R. Kee Revocable Trust, dated the 5th day of February, 2021. This deed, dated February 5, 2021, was filed February 11, 2021, in Book 2486, Page 327 of the records of the Woodward County Clerk, and can be found on page 141 of abstract 27910.

On page 169 of Abstract 27910 is an Affidavit of Successor Trustee, dated December 1, 2025, executed by Elizabeth Parsons, and stating that Robert J. Kee and Suzanne R. Kee are both deceased, and that Elizabeth Parsons is the named Successor Trustee; and that no estate taxes were due by reason of their deaths. This Affidavit was filed December 30, 2025 in Book 2636 on Page 691 of the records of the Woodward County Clerk. Attached to the affidavit are certified copies of the death certificates of Robert J. Kee and Suzanne R. Kee.

REQUIREMENT: Any deed, mortgage or other instrument covering the captioned real estate must be executed by Elizabeth Parsons, Successor Trustee of the Robert J. Kee and Suzanne R. Kee Family Revocable Trust, dated the 5th day of February, 2021.

(2) On page 166 of Abstract 27910 is a Notice of Leasehold Interest, executed by Kee Cattle Company, LLC and signed on behalf of this limited liability company by Michael Kee, Manager. This notice refers to a lease of the surface of the captioned real estate with The Robert J. Kee and Suzanne R. Family Revocable Trust, dated the 5th day of February, 2021. This lease notice was filed May 25, 2023 in Book 2565 on Page 252 of the records of the Woodward County Clerk. This lease's initial term was for one year but contained provisions for it to automatically renew upon payment of the lease rent.

REQUIREMENT: You should obtain and file a termination of this lease.

B. MORTGAGES

(3) Beginning on page 131 of Abstract 27910, there appears a Mortgage covering the above captioned real estate executed by Robert J Kee and Suzanne R Kee, husband and wife, and Michael E Kee and Vicky L Kee, husband and wife, in favor of Central National Bank and Trust Company of Enid. This mortgage, dated November 1, 2016, was given to secure one promissory note in the principal amount of \$1,083,925.00 with a maturity date of December 1, 2036, and was filed November 2, 2016 in Book 2346 on Page 663 of the records of the Woodward County Clerk.

REQUIREMENT: This mortgage appears to be a FIRST mortgage lien against the captioned real estate in favor of Central National Bank and Trust Company of Enid and must be released of record at or prior to closing. Any release of mortgage must be signed on behalf of Central National Bank and Trust Company of Enid by its president or a vice president.

(4) Beginning on page 146 of Abstract 27910, there appears a Mortgage covering the above captioned real estate executed by Robert James Kee and Suzanne Ruth Kee, Trustees of The Robert J. Kee and Suzanne R. Kee Family Revocable Trust, dated the 5th of February, 2021, in favor of Stride Bank, N.A. This mortgage, dated March 15, 2022, was given to secure one promissory note in the principal amount of \$437,384.07 with a maturity date of December 5, 2036, and was filed September 29, 2022 in Book 2543 on Page 417 of the records of the Woodward County Clerk.

REQUIREMENT: This mortgage appears to be a SECOND mortgage lien against the captioned real estate in favor of Stride Bank, N.A. and must be released of record at or prior to closing. Any release of mortgage must be signed on behalf of Stride Bank, N.A. by its president or a vice president.

C. JUDGMENT LIENS AND OTHER ENCUMBRANCES

(5) None.

D. EASEMENTS / RESTRICTIVE COVENANTS

(6) On page 81 of Abstract 27910 appears a Right of Way Easement in favor of Northern Natural Gas Company for the sole purpose to construct, maintain, operate, lay and remove pipelines. This easement, dated May 9, 1972, was filed May 9, 1972 in Book 357, Page 466 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 122 of Abstract 27910 appears a Right of Way Easement in favor of Quinlan Community Water, Inc. for the sole purpose to operate, inspect, repair, maintain, replace and remove TWO four inch lines in a single trench or ONE six inch waterline in a single trench. This easement, dated August 8, 2004, was filed May 9, 1972 in Book 1926, Page 366 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

REQUIREMENT: There is no requirement so long as you realize these easements exist and could affect the rights of the surface user, especially should they contemplate any construction or excavation. Should construction or excavation be contemplated, the surface owner should contact the company mentioned above to ascertain the location of its easement so as not to interfere with the same.

E. AD VALOREM TAXES

(7) The abstracter's final certificate, certified to March 12, 2026, reflects that 2025 and prior years' taxes are either paid in full or are canceled by operation of law.

F. ITEMS NOT COVERED BY THIS OPINION

(8) Your attention is directed to the fact that in addition to the matters shown in the abstracts, you are charged with knowledge of the rights of parties in possession and to mechanic's and materialmen's liens for improvements completed on the land within the last four (4) months, if any. You are also charged with matters within your actual knowledge and not shown of record.

(9) We do not certify relative to orders or regulations of various governmental agencies, as to federal judgment liens, especially the United States bankruptcy court proceeding liens not covered in the abstract, and other matters not ordinarily abstracted, or as to the accuracy of any established boundary lines.

(10) This opinion does not cover the rights of creditors, if any, in probate proceedings who received no notice by mail notwithstanding the fact that the identity and address of said creditors was known or reasonably ascertainable.

(11) We do not certify as to whether the real estate covered by this opinion is in compliance with all laws, rules and regulations covering hazardous waste or substances. In particular, we do not certify that no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any hazardous waste or substance by any person on, under, or about the real estate covered by this opinion has ever or will ever occur.

(12) We cannot certify as to the identity, competency or legal majority of persons executing instruments appearing of record.

(13) We do not certify that the use of the above captioned property is not subject to City, County or State Zoning requirements. To determine if any such restrictions are applicable to the above property the following requirement is made:

REQUIREMENT: The occupant or purchaser of the above captioned real estate should ascertain from City, County and State authorities, where applicable, if there are any zoning requirements concerning the proposed use of the property.

Respectfully submitted,
PARSONS LAW FIRM, PLLC
By:

Thad B. Parsons
Thad B. Parsons
(OBA #19687)

TBP:ih