

Parsons Law Firm, PLLC

Thad B. Parsons
580-256-9000
admin@tparsonslaw.com



P.O. Box 1014
801 B Main Street
Woodward, OK 73802

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

Title Opinion No. KH-63

RE: PRELIMINARY TITLE OPINION TO:

The SURFACE ONLY of a 53 acre, more or less, tract of land situated in the Southeast Quarter (SE/4) of Section Thirteen (13), 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 6

Gentlemen:

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

Abstract No.	-	27907
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	Inception
Certified to	-	March 12, 2026
Dated on	-	March 19, 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 -- Michael E. Kee, as to the 53 acre tract of land in the SE/4 of 13-23-18, less a 9.73 acre tract; and

in -- Michael E. Kee and Vicky L. Kee, as joint tenants with full rights of survivorship, as to a 9.73 acre tract in the SE/4 of 13-23-18.

COMMENTS, CRITICISMS AND REQUIREMENTS

A. TITLE

(1) Title to the above captioned real estate is as shown above by virtue of a couple of instruments. First, there appears a Gift Quit Claim Deed executed by Kathryn L. Kee, a widow, in favor of Michael E. Kee. This deed, dated April 1, 1999, was filed July 19, 1999, in Book 1673 on Page 67 of the records of the Woodward County Clerk, and can be found on page 71 of the abstract. This deed covered the entire SE/4 of 13-23N-18WIM.

Next, on page 130 of the abstract, is a Warranty Deed covering a 9.73 acre tract of land within the captioned real estate, executed by Michael E. Kee and Vicky L. Kee, husband and wife, in favor of Michael E. Kee and Vicky L. Kee, as joint tenants with full rights of survivorship. This deed, dated June 1, 2012, was filed on June 1, 2012, in Book 2182 on Page 208 of the records of the Woodward County Clerk.

REQUIREMENT: Any deed, mortgage or other instrument covering the captioned real estate must be executed by Michael E. Kee and Vicky L. Kee, husband and wife, with their marital status reflected as such in the body of the instrument.

B. MORTGAGES

(2) Beginning on page 149 of Abstract 27907, 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 June 7, 2016, was given to secure one promissory note in the principal amount of \$380,000.00 with a maturity date of December 31, 2030, and was filed June 10, 2016 in Book 2328 on Page 456 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.

(3) Beginning on page 158 of Abstract 27907, 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 June 10, 2016 in Book 2346 on Page 663 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 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 176 of Abstract 27907, there appears a Mortgage covering the above captioned real estate executed by Michael Ernest Kee and Vicky Lynn Kee, husband and wife 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 no maturity date, and was filed June 7, 2022 in Book 2532 on Page 229 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 Stride Bank, N.A. and must be released of record at or prior to closing. Any such release must be executed by Stride Bank, N.A. and signed on behalf of this bank by its president or a vice president.

C. JUDGMENT LIENS AND OTHER ENCUMBRANCES

(5) None.

D. EASEMENTS / RESTRICTIVE COVENANTS

(6) On page 2 of Abstract 27907 appears a Right of Way Easement in favor of The Prairie Oil & Gas Company for the sole purpose to lay, maintain, operate and remove a pipeline. This easement, dated March 8, 1929, was filed March 28, 1929 in Book 34, Page 31 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 49 of Abstract 27907 appears a Right of Way Easement in favor of Michigan Wisconsin Pipe Line Company for the sole purpose to lay, maintain, operate and remove pipelines. This easement, dated October 9, 1978, was filed November 15, 1978 in Book 525, Page 590 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 75 of Abstract 27907 appears a Right of Way Easement in favor of Western Gas Resources-Westana, Inc. for the sole purpose to lay, maintain, operate and remove ONE pipeline. This easement, dated March 14, 2001, was filed January 3, 2002 in Book 1813, Page 613 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 192 of Abstract 27907 appears a Right of Way Easement in favor of Elizabeth Parsons, Successor Trustee of the Robert J. Kee and Suzanne R. Kee Family Revocable Trust, dated the 5th day of February, 2021 for the sole purpose to allow access across the captioned real estate to the adjacent land. This easement, dated November 20, 2023, was filed December 13, 2023 in Book 2577, Page 731 of the records of the Woodward County Clerk.

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)

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