

Parsons Law Firm, PLLC

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



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

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-66

RE: PRELIMINARY TITLE OPINION TO:

The SURFACE ONLY of the North Half (N/2) of Section Thirteen (13), Township Twenty-three (23) North, Range Eighteen (18) West of the Indian Meridian, Woodward County, Oklahoma, containing 320 acres, according to the U.S. Government Survey thereof.

For: Robert J. Kee and Suzanne R. Kee Family Revocable Trust Auction - Tract 7

Gentlemen:

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

Abstract No.	-	27906
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	Inception
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 -- Michael E. Kee, as to the E/2 NE/4 of the captioned real estate; and

in -- Elizabeth Parsons, Successor Trustee of the Robert J. Kee and Suzanne R. Kee Family Revocable Trust, dated the 5th day of February, 2021, as to the W/2 NE/4 and NW/4 of captioned real estate.

COMMENTS, CRITICISMS AND REQUIREMENTS

A. TITLE

(1) Title to the above captioned real estate is as shown above by virtue of several instruments. First, there appears a Warranty Deed covering the E/2 NE/4 of the captioned real estate, executed by Robert J. Kee and Suzanne Ruth Kee, husband and wife, in favor of Michael E. Kee. This deed, dated March 25, 2005, was filed April 25, 2005, in Book 1921 on Page 108 of the records of the Woodward County Clerk, and can be found on page 96 of the abstract.

Next, is 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 135 of the abstract.

On page 147 of Abstract 27906 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 Michael E. Kee, with his marital status reflected in the body of the instrument. If Michael E. Kee is married, his spouse must join in the execution of any such instrument.

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 142 of Abstract 27906 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.

(3) On page 145 of Abstract 27906 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 adjacent land to the captioned real estate. 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: None, as this easement benefits the captioned real estate.

B. MORTGAGES

(4) None.

C. JUDGMENT LIENS AND OTHER ENCUMBRANCES

(5) None.

D. EASEMENTS / RESTRICTIVE COVENANTS

(6) On page 3 of Abstract 27906 appears a Right of Way Easement in favor of The Prairie Oil & Gas Company 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 34 of Abstract 27906 appears a Right of Way Easement in favor of Michigan Wisconsin Pipe Line Company lay, maintain, operate and remove pipeline. This easement, dated July 7, 1964, was filed July 29, 1964 in Book 215, Page 349 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 60 of Abstract 27906 appears a Right of Way Easement in favor of Western Gas Resources, Oklahoma Inc. for the sole purpose to lay, maintain, operate and remove ONE pipeline. This easement, dated May 26, 2000, was filed June 19, 2000 in Book 1720, Page 255 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 117 of Abstract 27906 appears a Right of Way Easement in favor of Atlas Pipeline Mid-Continent WestOk LLC for the sole purpose to lay, maintain, operate and remove ONE pipeline. This easement, dated February 14, 2008, was filed February 26, 2009 in Book 2079, Page 592 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