

Parsons Law Firm, PLLC

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March 15, 2026

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

Title Opinion No. KH-60

RE: PRELIMINARY TITLE OPINION TO:

The SURFACE ONLY of all of Lot Two (2), part of Lot One (1) and part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Eighteen (18) in Township Twenty-three (23) North, of Range Seventeen (17) West of the Indian Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence East (S89°40'13"E) along the North boundary of said Section 18 a distance of 1058.41 feet; thence South (S00°04'31"E) a distance of 657.53 feet; thence East (S89°40'40"E) a distance of 598.88 feet; thence South (S00°04'31"E) a distance of 657.15 feet to a point on the South boundary of the NE/4 NW/4 of said Section 18; thence West (N89°41'07"W) along said South boundary a distance of 433.88 feet to the Northeast corner of Lot 2 of said Section 18; thence South (S00°04'31"E) along the East boundary of said Lot 2 a distance of 1314.42 feet to the Southeast corner of said Lot 2; thence West (N89°42'02"W) along the South boundary of said Lot 2 a distance of 1235.06 feet to the Southwest corner of said Lot 2; thence North (N00°10'43"E) along the West boundary of said Section 18 a distance of 2629.44 feet to the point of beginning, said tract containing 78.2480 acres.

For: Robert J. Kee and Suzanne R. Kee Family Revocable Trust Auction - Tract 8

Gentlemen:

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

Abstract No.	-	8933
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	Inception
Certified to	-	September 30, 1959
Dated on	-	September 30, 1959

Abstract No.	-	8933-1
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	September 30, 1959
Certified to	-	October 6, 2008
Dated on	-	October 6, 2008

Abstract No.	-	8933-2
Compiled by	-	Goetzinger Abstract
Covering	-	The captioned real estate
From	-	October 6, 2008
Certified to	-	February 27, 2026
Dated on	-	March 6, 2026
Received by us on	-	March 9, 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 27 of abstract 8933-2.

On page 41 of Abstract 8933-2 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.

(3) On page 34 of Abstract 8933-2 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

(4) None.

C. JUDGMENT LIENS AND OTHER ENCUMBRANCES

(5) None.

D. EASEMENTS / RESTRICTIVE COVENANTS

(6) On page 15 of Abstract 8933-1 appears a Right of Way Easement in favor of Westana Gathering Company for the sole purpose to operate, maintain, repair, remove or replace one pipeline. This easement, dated September 25, 1999, was filed October 21, 1999 in Book 1689, Page 210 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 February 27, 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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