

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-69

RE: PRELIMINARY TITLE OPINION TO:

The SURFACE ONLY of Lots Three (3) and Four (4) and the East Half of the Southwest Quarter (E/2 SW/4) of Section Seven (7) in Township Twenty-three (23) North, of Range Seventeen (17) West of the Indian Meridian, Woodward County, Oklahoma, according to the U.S. Government Survey; and

The SURFACE ONLY of a tract of land situated in the Northeast Quarter of the Northwest Quarter (NE/4NW/4) of Section Eighteen (18) in Township Twenty-three (23) North, of Range Seventeen (17) West of the Indian Meridian, Woodward County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast corner of the NE/4 NW/4 of said Section 18; thence West (N89°40'13"W) along the North boundary of said Section 18 a distance of 873.94 feet; thence Southeasterly (S10°19'59"E) a distance of 317.41 feet; thence Southeasterly on a curve to the left (R=100.00 feet) a distance of 168.91 feet (chord bearing S58°43'25"E), chord distance 149.54 feet; thence Northeasterly (N72°53'09"E) a distance of 335.10 feet; thence Northeasterly on a curve to the right (R=800.00 feet) a distance of 266.08 feet (chord bearing N82°24'50"E, chord distance 264.85 feet); thence East (S88°03'28"E) a distance of 106.56 feet to a point on the East boundary of the NE/4NW/4 of Section 18; thence North (N00°01'38"W) along said East boundary a distance of 254.91 feet to the point of beginning, said tract containing 6.0039 acres.

For: Robert J. Kee and Suzanne R. Kee Family Revocable Trust Auction - Tract 9

Gentlemen:

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

Abstract No.	-	25958
Compiled by	-	Goetzinger
Covering	-	The captioned real estate
From	-	Inception
Certified to	-	July 14, 2008
Dated on	-	July 14, 2008

Abstract No.	-	27913
Compiled by	-	Goetzinger
Covering	-	The captioned real estate
From	-	July 14, 2008, as to Lots 3-4 and E/2 SW/4 of 7-23-17; and Inception, as to a tract in the NE/4 NW/4 of 18-23-17
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 260 of abstract 27913.

On page 274 of Abstract 27913 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 267 of Abstract 27913 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) None.

C. JUDGMENT LIENS AND OTHER ENCUMBRANCES

(4) None.

D. EASEMENTS / RESTRICTIVE COVENANTS

(5) On page 48 of Abstract 25958 appears a Right of Way Easement in favor of Western Farmers Electric Cooperative for the sole purpose to lay, construct, maintain, alter, repair, replace and remove ONE pipeline. This easement, dated May 8, 1989, was filed June 19, 1989 in Book 930, Page 1153 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 50 of Abstract 25958 appears a Right of Way Easement in favor of Western Gas Resources, Inc. for the sole purpose to lay, construct, maintain, alter, repair, replace and remove ONE pipeline. This easement, dated August 6, 1993, was filed September 30, 1993 in Book 1367, Page 317 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 74 of Abstract 25958 appears a Right of Way Easement in favor of Westana Gathering Company for the sole purpose to lay, construct, maintain, alter, repair, replace and remove ONE pipeline. This easement, dated December 14, 1993, was filed January 28, 1994 in Book 1388, Page 56 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 100 of Abstract 25958 appears a Right of Way Easement in favor of Western Gas Resources-Westana, Inc. for the sole purpose to lay, construct, maintain, alter, repair, replace and remove pipelines. This easement, dated September 19, 2005, was filed December 19, 2005 in Book 1943, Page 514 of the records of the Woodward County Clerk, and may have been assigned multiple times since its initial recording.

On page 91 of Abstract 27913 appears a Right of Way Easement in favor of Atlas Pipeline Mid-Continent WestOk for the sole purpose to lay, construct, maintain, alter, repair, replace and remove pipelines. This easement, dated July 1, 2007, was filed August 13, 2007 in Book 2010, Page 465 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

(6) 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

(7) 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.

(8) 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.

(9) 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.

(10) 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.

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

(12) 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