



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: American Abstract Company of McClain County, Inc.
Issuing Office: 138 W. Main St, Purcell, OK 73080
Issuing Office's ALTA® Registry ID: 0002360
Loan ID No.:
Commitment No.: 20260821-1
Issuing Office File No.: 20260821
Property Address: 1201 NW 40th, Lawton, OK 73505

SCHEDULE A

1. Commitment Date: May 28, 2026 at 05:00 PM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/2021)
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021)
Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple.
4. The Title is, at the Commitment Date, vested in:

First National Bank and Trust Company, Chickasha, Oklahoma, an Oklahoma banking corporation, by a Warranty Deed recorded August 11, 2025 in Book 9939, Page 251.
5. The Land is described as follows:

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SCHEDULE A

(Continued)

A tract of land described as beginning at a point 749.00 feet S89°56'03"W and 850.00 feet S00°24'04"W of the Northeast Corner of the Northeast Quarter (NE¼) of Section Twenty seven (27), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; THENCE S38°46'02"E a distance of 318.20 feet to a point; THENCE S00°24'04"W a distance of 206.55 feet to a point, said point being the Northeast Corner of Lot 1, Block 18, HEINZ ADDITION, PART 10, to the City of Lawton, Comanche County, Oklahoma; THENCE N89°35'56"W along the North boundary of said Lot 1, Block 18, a distance of 195.00 feet to a point, said point being the Northwest Corner of said Lot 1, Block 18 and being on the East right-of-way line of NW 40th Street; THENCE N00°24'04"E along said East right-of-way line, a distance of 17.61 feet to a point; THENCE in a Northwesterly direction along said East right-of-way line along a curve to the left having a radius of 336.08 feet and a length of 229.75 feet to a point; THENCE N38°46'02"W along said East right-of-way line, a distance of 100.41 feet to a point; THENCE in a Northwesterly direction along said East right-of-way line along a curve to the right having a radius of 276.08 feet and a length of 158.92 feet to a point; THENCE S89°52'10"E a distance of 193.39 feet to the point of beginning.

Gayle Helton

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

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SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Joint Tenancy Deed from First National Bank & Trust Company to Purchaser with contractual obligations under a Real Estate agreement.
 - b. Mortgage from Purchaser with contractual obligations under a Real Estate agreement to Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, securing the principal amount of \$0.00.
5. The appropriate officer of First National Bank and Trust Company, Chickasha, Oklahoma, an Oklahoma banking corporation, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed, including the execution and recording of an affidavit that complies with 60 Okla. Stat. §121.
6. Execute, deliver and record an affidavit that complies with 60 Okla. Stat. § 121.
7. Effective March 1, 2026, the U. S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers. If the proposed transaction involves a reportable transfer, the parties must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. Company expressly reserves the right to withdraw as the settlement agent for the transaction if the information is not timely provided in full.
8. Lien Affidavit and Indemnity executed by seller(s), mortgagor(s) and/or contactor (if any) stating that all bills are paid for labor and/or materials which might form the basis for a materialman's or mechanic's lien. Or in the case of a non-builder seller, obtain a Seller's affidavit stating that there does not exist any outstanding court judgments, contracts, or liens, which may affect subject property.

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SCHEDULE B, PART I

(Continued)

9. In the event the proposed insured requires deletion of the general survey exception set forth in paragraph 5 of Schedule B – Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021) [the "Survey Standards"], including Items 1, 2, 4, 7, 8, 9, 10, 11, 16 and 18, as set forth in Table A of the Survey Standards.

Note: Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.

10. Obtain a Final Report for issuance of title policy.
11. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
12. Obtain a Uniform Commercial Code search as to Current owner in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
13. Obtain a court search as to Purchaser in County of property location, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
14. Record properly executed Release of Mortgage:
- | | |
|------------|-------------------------------------|
| Mortgagor: | Devsa Inc., an Oklahoma Corporation |
| Mortgagee: | First National Bank & Trust Co. |
| Amount: | 304,619.62 |
| Dated: | 5/15/20 |
| Filed: | 5/22/20 |
| Recorded: | Book 8477 Page 224 |
15. Obtain and file of record a Release of the Lis Pendens recorded September 18, 2024 in Book 9665, Page 40.

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SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any ownership, rights, interests, or claims to (a) minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, or gravel located in, on, or under the Land or produced from the Land; or (b) pore space in or under the Land; and (c) any rights, privileges, immunities, rights of way, and easements associated with, appurtenant to, or an attribute of the ownership, rights, or claims excepted in (a) or (b); and as to each of (a), (b) or (c), whether or not any of these interests or rights appear in the Public Records.
3. Water rights, claims or title to water, whether or not shown by the Public Records.
4. Rights or claims of parties in possession not recorded in the public records.
5. Easements or claims of easements not recorded in the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
7. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
8. Ad Valorem Taxes for the year 2026, amount of which is not ascertainable, due or payable.
9. ***Any ownership, rights, interests, or claims to (a) minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, or gravel located in, on, or under the Land or produced from the Land; or (b) pore space in or under the Land; and (c) any rights, privileges, immunities, rights of way, and easements associated with, appurtenant to, or an attribute of the ownership, rights, or claims excepted in (a) or (b); and as to each of (a), (b) or (c), whether or not any of these interests or rights appear in the Public Records.***
10. Water rights, claims or title to water, whether or not shown by the public records.
11. Perpetual Easement Grant recorded May 10, 1972 in Book 804, Page 296.

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SCHEDULE B, PART II

(Continued)

12. Right of Way Grant or Easement recorded December 4, 1972 in Book 822, Page 181, subject to assignments and partial releases of record.
13. Right of Way Grant or Easement recorded December 4, 1972 in Book 822, Page 182, subject to assignments and partial releases of record.
14. Permanent Easement recorded August 14, 1974 in Book 870, Page 708.
15. Easement Grant recorded October 9, 1987 in Book 1560, Page 325.
16. Access Easement recorded October 15, 1987 in Book 1562, Page 256.
17. Permanent Easement Grant recorded September 12, 1991 in Book 1977, Page 45.

ESTIMATED

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30

#12

822 PAGE 182

Right of Way Grant or Easement.

#13

FOR AND IN CONSIDERATION OF One and No/100 DOLLARS (\$ 1.00)

to the undersigned in hand paid, the receipt of which is hereby acknowledged, I or we do hereby grant to _____

Arkansas Louisiana Gas Company

its successors or assigns, the right of way, of 5 feet, to lay, maintain, operate (Strike out use not applicable) a roadway or a pipe line, a telegraph or telephone line, a water line, a sewer line or other utilities, and erect, maintain

on, over, through or along ~~XXXXXXXXXXXXXXXXXXXX~~ the following described lands, to-wit:

Beginning at a point 1417.8 ft. S00°02'E and 50.0 ft. S89°58'W of the NE-Corner of the NE 1/4, Section 27, T-2-N, R-12-W, IM, Comanche County, Oklahoma.

Thence S89°58'W a distance of 498.0 ft.
Thence N00°02'W a distance of 315.0 ft.
Thence S89°58'W a distance of 5.0 ft.
Thence S00°02'E a distance of 320.0 ft.
Thence N89°58'E a distance of 503.0 ft.
Thence N00°02'W a distance of 5.0 ft to the point of Beginning.

003252

STATE OF OKLAHOMA
COUNTY OF COMANCHE
(THIS INSTRUMENT FILED IN)

DEC 4 2 12 PM '72

AND DULY RECORDED

PG
ROSS HINES CO. CLERK
BY [Signature] CITY

of Section 27, Township 2-N, Range 12-W in Comanche County, State of Okla. with ingress and egress to and from the same. The Grantor, their heirs and assigns, to fully use and enjoy the said premises, except for the purpose hereinbefore granted to the grantee herein. Grantee hereby agrees to pay any damages that may arise from the laying, maintaining and operating said easement; said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by said grantor, their heirs or assigns, one by the said grantee, its successors or assigns, and the third by the two so appointed, as aforesaid, and the award of such three persons shall be final and conclusive. It is hereby further agreed that the said grantee, its successor or assigns, may at any time lay an additional use alongside of the first use, as herein, subject to the same conditions; also to have the right to change the size of its use, the damages, if any, in making such change, to be paid by the said grantee.

TO HAVE AND TO HOLD the said easement unto the said Grantee, its successors and assigns, so long as the same shall be useful for the purpose desired of by said grantee which by the acceptance hereof covenants and agrees with the grantor that said utilities shall be placed so as not to interfere with the cultivation of the premises.

If for any reason the Grantee should abandon the above described tract of land for said purposes, this easement is null and void.

IN WITNESS WHEREOF, the grantors herein named have herunto set their hands and seal this the 20

day of NOVEMBER, A.D., 1972

Eugene Hines

ACKNOWLEDGMENT

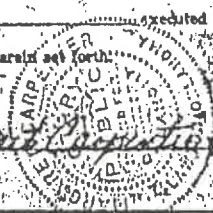
STATE OF Oklahoma SS
COUNTY OF Comanche

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th day of November, 1972, personally appeared Eugene Hines

and _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: Nov. 3, 1975 Margaret [Signature] Notary Public



BOOK 870 PAGE 708

STATE OF OKLAHOMA
COUNTY OF CONACHE
THIS 14th day of April, 1966, I, the undersigned, Clerk of the County of Conache, State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

Aug 14 10 29 AM '74

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

ADAMS, HENRY CO. CLERK
DEPUT

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned persons, Corporations or Partnerships hereinafter collectively referred to as "Party of the First Part", for and in consideration of the sum of one Dollar (\$1.00) in hand paid to each of the undersigned, and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby for themselves, their successors and assigns; grant and convey permanently unto

THE CITY OF LAWTON, OKLAHOMA, a Municipal Corporation hereinafter referred to as "Party of the Second Part," its successors and assigns, a permanent easement and right-of-way over, across and along the following described real property and premises situated in the County of Comanche, State of Oklahoma, to-wit:

Beginning at a point 282.8 Feet South .
0°02' East of the Northeast Corner,
Section Twenty-seven (27), Township Two
(2) North, Range Twelve (12) West, I.M.,
Comanche County, Oklahoma; thence South
0°02' East parallel to the North-South
Section Line, a distance of 1750.65 Feet
thence South 89°59' West a distance of
50 Feet; thence North 0°02' West parallel
to the North-South Section Line, a distance
of 1750.65 Feet to a point on the
existing right-of-way line; thence East
along said right-of-way line a distance
of 50 feet to the point of beginning,
containing 0.68 acres of new right-of-way.

with the right of ingress and egress to and from the same for the purpose of installing and constructing, maintaining and replacing and operating over, through and upon said property as above described, a sewer line, a water line or any other public utility, a public street or highway section, together with the necessary or required drainage and other structures; and with further right to operate, maintain, repair or replace the same.

In executing this Permanent Easement, the undersigned grant a Permanent Easement only on the above described tract or tracts in which the undersigned might have an interest as the same appears of record in the office of the County Clerk of Comanche County, Oklahoma. Each of the undersigned waive any right to compensation which they might have among themselves by reason of this Permanent Easement Grant and each agree that they and each of them will refrain from asserting that any reduction in the rent should be made by reason of this Permanent Easement Grant.

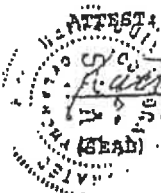
This Permanent Easement Grant can be executed in any number of separate counterparts and will bind each of the undersigned parties upon their executing the same.

PERMANENT EASEMENT

Page-2-

870 700
HEINZ BUILDING, INC., an Oklahoma Corporation

BY Eugene Heinz
President



STATE OF OKLAHOMA, COUNTY OF Comanche : SS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 19th day of July 1974, personally appeared Eugene Heinz to me known to be the identical person who signed the name of Heinz Building, Inc., an Oklahoma Corporation, to the within and foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

WITNESS my hand and Seal the day and year last above written.

(SEAL)

MY COMMISSION EXPIRES:

February 22, 1975

C. Harold McDaniel
Notary Public

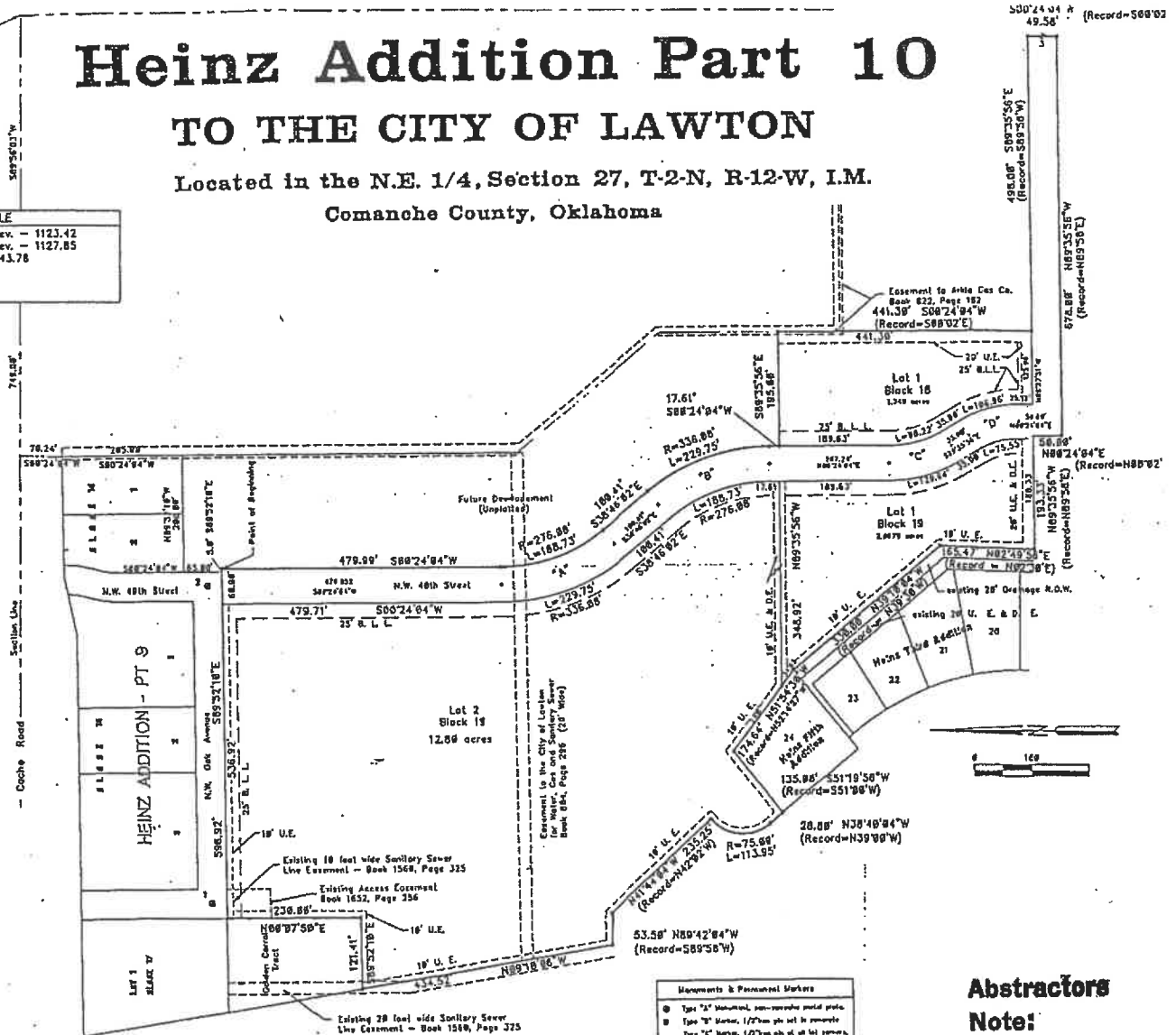
Heinz Addition Part 10 TO THE CITY OF LAWTON

Located in the N.E. 1/4, Section 27, T-2-N, R-12-W, I.M.
Comanche County, Oklahoma

TYPE "A" MONUMENT TABLE

1	Existing Brass Monument - Elev. - 1123.42
2	Existing Brass Monument - Elev. - 1127.85
3	Brass Monument - Elev. - 1143.78

N.E. Corner, Section 27
T-2-N, R-12-W, I.M.
(Brass Monument)



Monuments & Personnel Markers

- Type "A" Monument, non-removable solid plate.
- Type "B" Marker, 1/2" pin set in concrete.
- Type "C" Marker, 1/2" pin set in all lot corners.

Scale of monument and temporary of all brass and suitable digitalizing mark.

**Abstractors
Note:
Shown for
Informational
Purposes
Only.**

#15

BOOK 1560 PAGE 325

017906

EASEMENT GRANT

STATE OF OKLAHOMA
COUNTY OF COMANCHE
OCT 9 2 54 PM '87

KNOW ALL MEN BY THESE PRESENTS:

AND DULY RECORDED
That WEDGEWOOD PARTNERS, an Oklahoma general partnership composed of Nelson G. Perego, Cyril H. Perego and Sierra Center Development Co., Inc., an Oklahoma corporation, of Comanche County, Oklahoma, party of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, does hereby, for itself and its successors and assigns, grant and convey unto THE CITY OF LAWTON, OKLAHOMA, a municipal corporation, party of the second part, its successors and assigns, an easement and right-of-way over and across the following-described real property and premises situated in Comanche County, State of Oklahoma, to-wit:

Commencing at a Brass Monument located at the Northeast Corner of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

Thence S89°56'03"W along the section line a distance of 749.0 feet;

Thence S00°24'04"W a distance of 70.24 feet to the Northeast Corner of Lot 1, Block 15, HEINZ ADDITION, Part Nine, Lawton, Oklahoma;

Thence N89°52'10"W along the North boundary of said HEINZ ADDITION, Part Nine, for a distance of 204.94 feet;

Thence S78°49'14"W along the North boundary of said HEINZ ADDITION, Part Nine, a distance of 101.98 feet;

Thence N89°52'10"W along the North line of said North boundary of HEINZ ADDITION, Part Nine, for a distance of 688.27 feet to the Northwest Corner of Lot 1, Block 17, said HEINZ ADDITION, Part Nine;

Thence S09°10'06"E along the West boundary of said Lot 1, Block 17, for a distance of 253.33 feet to the Southwest Corner of said Lot 1, Block 17;

Thence S89°52'10"E a distance of 30.31 feet to the POINT OF BEGINNING;

Thence S89°52'10"E a distance of 20.0 feet;

Thence S00°01'27"W a distance of 310.75 feet;

Thence S09°10'06"E a distance of 579.49 feet to a point of curvature of a tangent curve concave to the West;

Thence Southerly along the arc of said curve to the right having a radius of 581.58 feet and a central angle of 29°30'00" for an arc distance of 350.93 feet;

Thence N69°40'06"W a distance of 20.0 feet to a point on the arc of a curve concave to the West;

Thence Northerly along the arc of said curve to the left having a radius of 661.58 feet and a central angle of 29°30'00" for an arc distance of 340.63 feet to a point of tangency;

Thence N09°10'06"W a distance of 581.10 feet;

Thence N00°01'27"E a distance of 312.40 feet to the point of beginning, containing 0.568 acres, more or less; AND,

Commencing at a Brass Monument located at the Northeast Corner of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

Thence S89°56'03"W along the section line a distance of 749.0 feet;

WALTON AND MAGNET
ATTORNEYS AT LAW
CITY OFFICE 208 N.W.
WYOMING, OKLAHOMA 74402
(405) 277-7700

Easement Grant
Page 2

Thence S00°24'04"W a distance of 70.24 feet to the Northeast Corner of Lot 1, Block 15, HEINZ ADDITION, Part Nine, Lawton, Oklahoma;
Thence N89°52'10"W on the North boundary of said HEINZ ADDITION, Part Nine, for a distance of 204.94 feet;
Thence S78°49'14"W on the said North boundary of HEINZ ADDITION, Part Nine, for a distance of 101.98 feet;
Thence N89°52'10"W on the said North boundary of said HEINZ ADDITION, Part Nine, for a distance of 688.27 feet to the Northwest Corner of Lot 1, Block 17, said HEINZ ADDITION, Part Nine;
Thence S09°10'06"E along the West boundary of said Lot 1, Block 17, for a distance of 253.33 feet to the Southwest Corner of said Lot 1, Block 17, HEINZ ADDITION, Part Nine, this being the POINT OF BEGINNING;
Thence S89°52'10"E on the South line of said Lot 1, Block 17, for a distance of 209.07 feet;
Thence S00°07'05"W a distance of 10.0 feet;
Thence N89°52'10"W a distance of 207.43 feet;
Thence N09°10'06"W a distance of 10.13 feet, to the point of beginning,

with the right of ingress and egress to and from the same, for the purpose of laying, erecting, maintaining and operating over, through and upon the same, a sewer pipeline, with the further right to change the size thereof, to repair and maintain the same without further liability therefor.

DATED this 21 day of Sept., 1987.

WEDGEWOOD PARTNERS, an Oklahoma general partnership composed of:

Nelson G. Peregoy, Partner

Phyllis J. Peregoy, Partner

and

SIERRA CENTER DEVELOPMENT CO., INC.,
an Oklahoma corporation, Partner

By J. L. Crayton President

ATTEST:
Jay L. Crayton
(SEAL)
Secretary

MADE AND SIGNED
ATTESTED AT LAW
POST OFFICE BOX 2613
LAWTON, OKLAHOMA 73502
405-937-7206

Accepted by The Lawton City Council
this 22nd day of Sept., 1987
Wayne Kelly
Mayor
ATTEST:
[Signature]
City Clerk

BOOK 1560 PAGE 327

Easement Grant
Page 3

STATE OF OKLAHOMA)
COUNTY OF COMANCHE) SS:

The foregoing instrument was acknowledged before me
this 21 day of Sept, 1987, by NELSON G.
PEREGOY and PHYLLIS J. PEREGOY, husband and wife; and SIERRA
CENTER DEVELOPMENT CO., INC., an Oklahoma corporation,
partners, on behalf of WEDGEWOOD PARTNERS, an Oklahoma
general partnership.

Nelson G. PerEGOY
Notary Public

My commission expires:

Oct 1, 1990



-1

BOOK 1560 PAGE 328

CERTIFICATE

LAWTON METROPOLITAN AREA PLANNING COMMISSION
APPROVAL OF SPECIAL SUBDIVISIONS

I, A. C. Bennett, Chairman of the Lawton Metropolitan Area Planning Commission for the City of Lawton, County of Comanche, State of Oklahoma, do hereby certify that said Commission duly approved the below described special subdivision on the 23rd day of September, 19 87.

Description:

Commencing at a brass monument located at the Northeast Corner of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; thence S89°55'03"W along the section line a distance of 749.0 feet; thence S00°24'04"W a distance of 70.24 feet to the Northeast Corner of Lot 1, Block 15, Heinz Addition, Part Nine, Lawton, Oklahoma; thence N89°52'10"W along the North boundary of said Heinz Addition, Part Nine, for a distance of 204.94 feet; thence S78°49'14"W along the North boundary of said Heinz Addition, Part Nine, a distance of 101.98 feet; thence N89°52'10"W along the North line of said North boundary of Heinz Addition, Part Nine, for a distance of 688.27 feet to the Northwest Corner of Lot 1, Block 17, said Heinz Addition, Part Nine; thence S09°10'06"E along the West boundary of said Lot 1, Block 17, for a distance of 253.33 feet to the Southwest Corner of said Lot 1, Block 17; thence S89°52'10"E a distance of 30.31 feet to the point of beginning; thence S89°52'10"E a distance of 20.0 feet; thence S00°01'27"W a distance of 310.75 feet; thence S09°10'06"E a distance of 579.49 feet to a point of curvature of a tangent curve concave to the West; thence Southerly along the arc of said curve to the right having a radius of 681.58 feet and a central angle of 29°30'00" for an arc distance of 350.93 feet; thence N69°40'06"W a distance of 20.0 feet to a point on the arc of a curve concave to the West; thence Northerly along the arc of said curve to the left having a radius of 661.58 feet and a central angle of 29°30'00" for an arc distance of 340.63 feet to a point of tangency; thence N09°10'06"W a distance of 581.10 feet; thence N00°01'27"E a distance of 312.40 feet to the point of beginning, containing 0.568 acres, more or less; and,

(Continued on Page Two)

Original mailed on September 24, 1987 to Wade and Mackey, P.O. Box 2515, Lawton, OK 73502.

Copy mailed on September 24, 1987 to County Clerk, Box 65, Comanche County Courthouse, Lawton, OK 73501.

A. C. Bennett
Chairman, Lawton Metropolitan Area Planning Commission

HERSCHEMER BARNES/CITY OF LAWTON

BOOK 1560 PAGE 329

Special Subdivision Certificate
Wedgewood Partners/City of Lawton
September 23, 1987
Page Two

Commencing at a brass monument located at the Northeast Corner of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West, T.M., Comanche County, Oklahoma; thence S89°56'03"W along the section line a distance of 749.0 feet; thence S00°24'04"W a distance of 70.24 feet to the Northeast Corner of Lot 1, Block 15, Heinz Addition, Part Nine, Lawton, Oklahoma; thence N89°52'10"W on the North boundary of said Heinz Addition, Part Nine, for a distance of 204.94 feet; thence S78°49'14"W on the North boundary of Heinz Addition, Part Nine, for a distance of 101.98 feet; thence N89°52'10"W on the said North boundary of said Heinz Addition, Part Nine, for a distance of 688.27 feet to the Northwest Corner of Lot 1, Block 17, said Heinz Addition, Part Nine; thence S09°10'06"E along the West boundary of said Lot 1, Block 17, for a distance of 253.33 feet to the Southwest Corner of said Lot 1, Block 17, Heinz Addition, Part Nine, this being the point of beginning; thence S89°52'10"E on the South line of said Lot 1, Block 17, for a distance of 209.07 feet; thence S00°07'05"W a distance of 10.0 feet; thence N89°52'10"W a distance of 207.43 feet; thence N09°10'06"W a distance of 10.13 feet to the point of beginning.

- 1

#16

BOOK 1562 PAGE 256

STATE OF OKLAHOMA
COMANCHE COUNTY
OCT 15 4 35 PM '87
AND DUPLICATE
BOOK 1562 PAGE 256
ACCESS EASEMENT

8018227

KNOW ALL MEN BY THESE PRESENTS:

That Wedgewood Partners, an Oklahoma general partnership consisting of Nelson G. Peregoy, partner; Phyllis J. Peregoy, partner; and Sierra Center Development Company, a corporation, partner (said Wedgewood Partners being hereinafter referred to as "GRANTOR"); for a good and valuable consideration, does hereby for itself, its successors and assigns, grant and convey to Golden Corral Corporation, a corporation (hereinafter referred to as "GRANTEE"), its successors and assigns, and for use by the customers, purveyors, invitees, employees, and agents of grantee, its successors and assigns, in connection with and for ingress and egress to and from adjacent property owned by grantee, a non-exclusive, uninterrupted and unobstructed easement for pedestrian and vehicular access, ingress and egress over, across and concerning the following described property:

BEGINNING at the Southeast corner of Lot 1, Block 17, HEINZ ADDITION, Part 9, Lawton, Comanche County, Oklahoma; THENCE S89°52'10"E on the South line of said plat of HEINZ ADDITION, Part 9, for a distance of 50.0 feet; THENCE S00°07'50"W a distance of 75.0 feet; THENCE N89°52'10"W parallel with the South line of said plat of HEINZ ADDITION, Part 9, for a distance of 50.0 feet; THENCE N00°07'50"E a distance of 75.0 feet to the Southeast corner of said Lot 1, this being the POINT OF BEGINNING.

The easement herein conveyed is not an exclusive easement, but shall remain in common with the rights of grantor, its lessees, successors, agents, employees, licensees and invitees.

Grantee shall have the right to construct, install, use, maintain, repair and replace a roadway over and across the real property described hereinabove, at grantee's sole expense and without cost to grantor.

TO HAVE AND TO HOLD the said easement hereby granted unto the grantee, its successors and assigns, as appurtenant to the adjacent land owned by grantee.

WADE AND MAHER
ATTORNEYS AT LAW
POST OFFICE BOX 215
LAWTON, OKLAHOMA 73502
(405-927-7100)

SOUTHWEST ABSTRACT CO. P.O. BOX 1149 LAWTON, OK 73501

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Easement
Page 2

IT WITNESS WHEREOF, the grantor has hereunto set the hands of the partners thereof on the day and year first above written.

WEDGEWOOD PARTNERS, an Oklahoma general partnership,

By: [Signature]
NELSON G. PEREGOY, Partner

By: [Signature]
PHYLLIS J. PEREGOY, Partner

By: SIERRA CENTER DEVELOPMENT COMPANY, a corporation, Partner,

By: [Signature]
President

ATTEST:

[Signature]
Secretary

THE STATE OF OKLAHOMA)
COUNTY OF COMANCHE)

SS:

The foregoing instrument was acknowledged before me this 14th day of September, 1987, by Nelson G. Peregoy, Partner; Phyllis J. Peregoy, Partner; and Sierra Center Development Company, a corporation, Partner, on behalf of Wedgewood Partners, an Oklahoma general partnership.

[Signature]
Notary Public

My Commission Expires:

January 21, 1989

BOOK 1562 PAGE 258

CERTIFICATE

LAWTON METROPOLITAN AREA PLANNING COMMISSION
APPROVAL OF SPECIAL SUBDIVISIONS

I, A. C. Bennett, Chairman of the Lawton Metropolitan Area Planning Commission for the City of Lawton, County of Comanche, State of Oklahoma, do hereby certify that said Commission duly approved the below described special subdivision on the 9th day of September, 19 87.

Description:

Beginning at the Southeast corner of Lot 1, Block 17, Heinz Addition, Part 9, Lawton, Comanche County, Oklahoma; thence S89°52'10"E on the South line of said plat of Heinz Addition, Part 9, for a distance of 50.0 feet; thence S00°07'50"W a distance of 75.0 feet; thence N89°52'10"W parallel with the South line of said plat of Heinz Addition, Part 9, for a distance of 50.0 feet; thence N00°07'50"E a distance of 75.0 feet to the Southeast corner of said Lot 1, this being the point of beginning.

Original mailed on 9-10-87 to John Mackey, P.O. Box 2515, Lawton, OK 73502.

Copy mailed on 9-10-87 to County Clerk, Box 65, Comanche County Courthouse, Lawton, OK 73501.


Chairman, Lawton Metropolitan Area
Planning Commission

WEDGEWOOD PARTNERS/GOLDEN CORRAL CORPORATION

#17

BOOK 1977 PAGE 45

REC.	—
COMP.	—
MISC.	—
MISC.	—

STATE OF OKLAHOMA
COMANCHE COUNTY
THIS INSTRUMENT FILED ON

012387

91 SEP 12 PM 3:34

PERMANENT EASEMENT GRANT

AND DULY RECORDED
BOOK PAGE
V. GRISWOLD CHY CLK
BY *[Signature]* SCPT

KNOW ALL MEN BY THESE PRESENTS:

THAT: The American National Bank of Lawton, of Comanche County, State of Oklahoma Party of the First Part, for and in consideration of the sum of Ten and no/100 DOLLARS (\$ 10.00) in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby for itself, its heirs, executors, administrators, successors, and assigns, grant and convey unto

THE CITY OF LAWTON, OKLAHOMA, A Municipal Corporation

Party of the Second Part, its successors and assigns, a Permanent Easement and right-of-way over, across and along the following described real property and premises situated in the County of Comanche, State of Oklahoma, to-wit:

A parcel of land lying in the NORTHEAST Quarter of Section 27, Township 2 North, Range 12 West, of the INDIAN MERIDIAN, COMANCHE County, OKLAHOMA, further described as follows:

Commencing at a point, being the Northeast corner of the Northeast Quarter, Section 27, T2N, R12W, I.M., Comanche County, Oklahoma;

THENCE S89°56'03"W along the Section Line for a distance of 749.000 feet;

THENCE S00°24'04"W, parallel with the east Section line for a distance of 475.240 feet, for a POINT OF BEGINNING;

THENCE S00°24'04"W a distance of 374.76 feet;
THENCE S38°46'02"E a distance of 318.20 feet;
THENCE S00°24'04"W a distance of 206.55 feet;
THENCE N89°36'56"W a distance of 26.39 feet;
THENCE N04°50'29"W a distance of 189.78 feet;
THENCE N38°46'02"W a distance of 304.39 feet;
THENCE N00°24'04"E a distance of 402.88 feet;
THENCE S89°52'10"E a distance of 35.00 feet

to the POINT of BEGINNING containing approximately 0.795 acres more or less.

With the right of ingress and egress to and from the same for the purpose of installing, constructing, maintaining, replacing, and operating over, through, and upon the said property as above described a sewer line, a water line, a drainage channel, or any other public utility; and with the further right to operate, maintain, repair or replace the same.

AUG 05 1991

FILED:
Sept. 12, 1991
@ 3:34 P.M.

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1977
PAGE:
45

Permanent Easement Grant
Page 2

BOOK 1977 PAGE 46

State of Oklahoma)
County of Comanche) ss

In witness whereof, THE AMERICAN NATIONAL BANK OF LAWTON, has caused these presents to be signed this day of 1991.

THE AMERICAN NATIONAL BANK OF LAWTON

PRESIDENT

SECRETARY



The foregoing instrument was acknowledged before me this 2nd day of August, 1991.

NOTARY PUBLIC

Accepted by The Lawton City Clerk
this 13th day of August, 1991

ATTEST:

City Clerk



BOOK 1977 PAGE 47

CERTIFICATE

LAWTON METROPOLITAN AREA PLANNING COMMISSION
APPROVAL OF SPECIAL SUBDIVISIONS

I, A. C. Bennett, Chairman of the Lawton Metropolitan Area Planning Commission for the City of Lawton, County of Comanche, State of Oklahoma, do hereby certify that said Commission duly approved the below described special subdivision on the 14th day of August, 1991.

Description:

A parcel of land lying in the Northeast Quarter of Section 27, Township 2 North, Range 12 West, of the Indian Meridian, Comanche County, Oklahoma, further described as follows:

Commencing at a point, being the Northeast corner of the Northeast Quarter, Section 27, T2N, R12W, I.M., Comanche County, Oklahoma; Thence S89°56'03"W along the Section Line for a distance of 749 feet; Thence S00°24'04"W, parallel with the east Section line for a distance of 475.240 feet, for a point of beginning; Thence S00°24'04"W a distance of 374.76 feet; Thence S38°46'02"E a distance of 318.20 feet; Thence S00°24'04"W a distance of 206.55 feet; Thence N89°35'56"W a distance of 26.39 feet; Thence N04°50'29"W a distance of 189.78 feet; Thence N38°46'02"W a distance of 304.39 feet; Thence N00°24'04"E a distance of 402.88 feet; Thence S89°52'10"E a distance of 35 feet to the point of beginning containing approximately 0.795 acres more or less.

Copy mailed on August 19, 1991 to County Clerk,
Box 65, Comanche County Courthouse, Lawton, Oklahoma 73501.


VICE CHAIRMAN
Chairman, Lawton Metropolitan Area
Planning Commission

American National Bank/City of Lawton