

ATTORNEY'S CERTIFICATE

TO: Washita Valley Abstract & Title, LLC
First American Title Insurance Company

In Re: _____

Pursuant to your request, we have examined:

(here state abstracts examined and any other examination made such as certificates of title, check list or records.)

Abstract of Title No. 158362, containing 216 sheets, certified to August 29, 2025, at 7:59 o'clock a.m., by Washita Valley Abstract & Title, Chickasha, Oklahoma.

and find the marketable fee simple title vested in Lorene Wood, as shown by a Joint Tenancy Warranty Deed appearing at Sheet 199 of the abstract dated April 21, 2015 and recorded May 11, 2015 in Book 4906 at Page 229 of the records of Grady County, Oklahoma; and by a Correction Joint Tenancy Warranty deed appearing at Sheet 201 of the abstract dated September 16, 2020 and recorded September 18, 2020 in Book 5780 at Page 271 of the records of Grady County, Oklahoma; and by Affidavit of Surviving Joint Tenant or Life Tenant or Remainderman appearing at Sheet 209 of the abstract dated February 9, 2022 and recorded March 1, 2022 in Book 5992 at Page 333 of the records of Grady County, Oklahoma, to the following described real estate, to-wit: *(here show complete and exact description of land to be insured)*

A tract of land in the SE/4 of Section 19, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, described as follows: Commencing at the SE/corner of the SE/4 of Section 19 7N 7W; thence North 00°02'30" East for a distance of 1231.50 feet; thence South 89°54'04" West for a distance of 402.50 feet to the point of beginning; thence North 444.66 feet; thence North 58°48' West 100 feet; thence South 496.44 feet; thence East 85.5 feet to the point of beginning.

A tract of land beginning 1131.5 feet North and 489 feet West of the SE/corner of the E/2 E/2 SE/4 of Section 19, Township 7 North, Range 7 West of the Indian Meridian, Grady County, Oklahoma; thence North 596.4 feet to the South r/w line of Highway #62; thence North 58°48' West 100 feet; thence South 648.2 feet; thence East 85.5 feet to the point of beginning.

LESS & EXCEPT the following tract: Beginning at the SE/corner of said Section 19, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma, thence North 00°02'30" East 1231.50 feet; thence South 89°54'04" West 402.50 feet; thence North 00°02'30" East 278.50 feet to the true point of beginning; thence North 89°47'34" West 172 feet; thence North 00°02'30" East 268.78 feet to the South r/w line of Highway #62; thence along the South r/w line of Highway #62 on a bearing of South 59°00'54" East 200.54 feet; thence South 00°02'30" West 166.16 feet to the point of beginning.

Subject to the following: *(Show page in abstract AND book and page of recording.)*

1. Mortgage or Deeds of Trust: *(Give full data, including assignments, if any.)*

Beginning at Sheet 203 of the abstract appears a real estate mortgage in favor of Arvest Bank dated May 8, 2015 and recorded May 11, 2015 in Book 4906 at Page 231 of the records of Grady County, Oklahoma. This mortgage secures the principal sum of \$186,538.54 and appears to be a valid lien against the real property. We therefore require a release of this mortgage.

Beginning at Sheet 206 of the abstract appears a real estate mortgage in favor of Arvest Bank dated October 22, 2020 and recorded November 20, 2020 in Book 5801 at Page 454 of the records of Grady County, Oklahoma. This mortgage secures the principal sum of \$165,482.80 and appears to be a valid lien against the real property. We therefore require a release of this mortgage.

2. Judgments:

None.

3. Mechanic and Materialmen Liens:

None.

4. Oil & Gas or other leases:

The abstracter does not certify with respect to oil, gas and other minerals; and therefore, this opinion covers nothing with regard thereto.

5. Mineral Conveyances or Reservations:

The abstracter does not certify with respect to oil, gas and other minerals; and therefore, this opinion covers nothing with regard thereto.

6. Easements:

At Sheet 62 of the abstract appears an easement in favor of Southwestern Bell Telephone Company dated June 2, 1958 and recorded June 12, 1958 in Book 664 at Page 444 of the records of Grady County, Oklahoma, for the construction, operation and maintenance of a telephone cable which may affect the property which is the subject of this examination. You are on notice of the rights of the grantee and take subject thereto.

At Sheet 65 of the abstract appears an easement in favor of Public Service Company of Oklahoma for the construction, operation and maintenance of an electrical transmission line dated May 31, 1968 and recorded July 8, 1968 in Book 846 at

Page 925 of the records of Grady County, Oklahoma, for the construction, operation and maintenance of an electrical transmission line which could affect the property which is the subject of this examination.

At Sheet 66 of the abstract appears a deed in favor of the State of Oklahoma conveying to the state real property therein described for highway purposes dated July 31, 1967 and recorded August 29, 1967 in Book 833 at Page 780 of the records of Grady County, Oklahoma. You should determine and establish the boundary of the highway right of way in relation to the property which is the subject of this examination.

At Sheet 117 of the abstract appears an easement in favor of Arkansas Louisiana Gas Company dated September 15, 1977 and recorded October 5, 1977 in Book 1071 at Page 569 of the records of Grady County, Oklahoma, for the construction, operation and maintenance of a hydrocarbons pipeline which could affect the property which is the subject of this examination.

At Sheet 160 of the abstract appears a Right-of-Way Agreement in favor of Reliance Pipeline Company for the construction, operation, maintenance and appurtenant facilities along with the right of ingress and egress for the transportation of hydrocarbons across, under and upon a portion of the property which is the subject of this examination. This right of way was recorded February 11, 1985 in Book 1506 at Page 11 of the records of Grady County, Oklahoma.

At Sheet 179 of the abstract appears an Assignment and Bill of Sale by and between Noram Energy Corporation and Noram Gas Transmission Company transferring, selling, and conveying all of their right, title, and interest in and to certain easements and right of ways of record. This assignment and bill of sale was recorded March 8, 1995 in Book 2770 at Page 433 of the records of Grady County, Oklahoma.

At Sheet 196 of the abstract appears an Order Annexing Additional Territory to Rural Water, Sewer and Solid Waste Management District No. 6, Grady County, Oklahoma, recorded September 14, 2009 in Book 4211 at Page 17 of the records of Grady County, Oklahoma.

7. Are there effective restrictive covenants in deeds, Plats or Dedications?

(Note whether restrictions provide for reversion or forfeiture upon violation.)

Beginning at Sheet 49 of the abstract appears the explanatory zoning map of Chickasha Municipal Airport recorded May 26, 1952 in Book 2 at Page 80 of the records of Grady County, Oklahoma. Further, beginning at Sheet 50 of the abstract appears restrictive covenants in favor of the Chickasha Municipal Airport restricting uses of the property which is the subject of this examination of airspace so as not to interfere with air traffic patterns of the airport. These restrictive covenants are dated May 11, 1948 and recorded in Book 562 at Page 427 of the records of Grady County, Oklahoma.

Beginning at Sheet 58 of the abstract appears Ordinance No. 87, an ordinance of the City of Chickasha establishing a joint airport zoning board dated May 11, 1948.

8. Taxes, State, County, City and School, paid up to and including the year 2024.

Taxes for 2025 are not due nor ascertainable.

9. Assessments: Special levies paid up to and including the year 20 ____.

(If any delinquent specify in full.) (If payable in future installments set out fully.)

None.

10. Other Tax Liens: Estate and income taxes, Federal or State, corporation and franchise taxes, social security, or other:

At Sheet 214 of the abstract appears an Oklahoma Tax Commission Tax Warrant #1149648896, assessed February 17, 2017, and recorded March 6, 2017 in Book 5183 at Page 102 of the records of Grady County, Oklahoma. This tax warrant secures the principal amount of \$11,361.86 and appears to be a valid lien against the real property. We therefore require a release of this tax warrant.

At Sheet 215 of the abstract appears an Oklahoma Tax Commission Tax Warrant #701161472, assessed February 17, 2017 and recorded March 10, 2017 in Book 5185 at Page 374 of the records of Grady County, Oklahoma. This tax warrant secures the principal sum of \$11,387.86 and appears to be a valid lien against the real property. We therefore require a release of this tax warrant.

11. Area & Boundaries:

As described.

12. Is the title marketable? Yes, subject to satisfaction of the following:

As noted herein title to the subject property was vested in Troy Wood and Lorene Wood, husband and wife, as joint tenants. Further, upon the death of Troy Wood, the property vested in Lorene Wood under the affidavit of surviving joint tenant appearing at Sheet 209 of the abstract. However, the property was vested in Lorene Wood and Troy Wood as joint tenants by virtue of two separate deeds. The affidavit of surviving joint tenant or life tenant or remainderman referenced herein does not identify the property contained within the deed appearing at Sheet 201 of the abstract and recorded September 18, 2020 in Book 5780 at Page 271 of the records of Grady County, Oklahoma. We therefore require a corrected affidavit of surviving joint tenant to include all of the subject property.

13. Does the property have a legal right of access? Yes ____ No ____

This cannot be determined from an examination of the abstract.

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.

This examination does not purport to define the boundary lines or the location of improvements, if any, on the above described property and does not purport to identify or locate any easement for utilities, streets or otherwise as these items can only be taken care of by proper survey conducted by a competent engineer.

All real estate is subject to environmental laws and regulations. This opinion does not cover or render any opinion as to whether the real estate in question has any presently existing or potential future problems relating to any type of environmental contamination, impairment or any other environmentally regulated conditions. Also, this opinion does not cover the existence of any State or Federal regulatory claims, actions, lawsuits, or private citizen suits and/or regulations, or for the cost of remediation of any environmentally related problems upon such property. You should assure yourself that the property is in compliance with all applicable environmental laws and regulations. Liability for environmental contamination and/or impairment and other environmental problems as well as the cost of remediation of the same may potentially be imposed upon the other and/or prior and subsequent owners of the property whether known or discovered at the time of the purchase of the property.

This opinion covers only instruments and records shown in the within abstract; does not cover the rights of persons other than the above owners in possession, if any, nor rights or claims under the Materialman's and Mechanic's Lien Statutes of the State of Oklahoma for labor or material furnished in making improvements, if any, within the past four months; nor special assessments or tax warrants not certified to the County Treasurer; nor suits or judgments of federal Courts, if any, not filed in the office of the Court Clerk or County Clerk of Grady County, Oklahoma.

SO FAR AS KNOWN TO THE UNDERSIGNED, THERE IS NO DISPUTE AMONG ATTORNEYS OF THE LOCAL BAR AS TO THE VALIDITY OF THIS TITLE.

Undersigned certifies that, subject to information above, the title is clear of any other exceptions and encumbrances and hereby authorized the issuance of the title policy binder or title policy as requested as of the 29th day of August, 2025, at 7:59 o'clock A.M. to the above mentioned property subject to the above mentioned exceptions.

Policies Requested

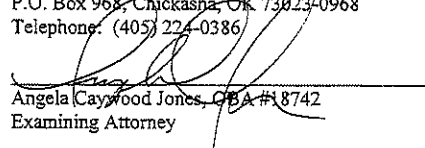
Owners _____

Mortgages _____

PARK, NELSON, CAYWOOD & JONES, LLP

P.O. Box 968, Chickasha, OK 73023-0968

Telephone: (405) 224-0386


Angela Caywood Jones, OBA #18742
Examining Attorney

ACJ/lt

4-090525-02

September 5, 2025