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January 29, 2026

Cody White
c/o Guaranty Abstract Company
113 N. 2nd
Purcell, OK 73080

Dear Mr. White:

Pursuant to your request, I have examined Abstract of Title No. 55392, containing 174 sheets, certified to January 22, 2026, at 7:58 A.M., by Guaranty Abstract Company of McClain County, Purcell, Oklahoma, Abstract of Title No. 32329, containing 36 sheets, certified to September 24, 1972 at 7:58 A.M. by Guaranty Abstract Company of McClain County, Purcell Oklahoma, Abstract of Title No. 28715, containing 99 sheets, certified to December 31, 1973 at 7:58 A.M. by Guaranty Abstract Company of McClain County, Purcell, Oklahoma, Abstract of Title No. 25889, containing 10 sheets, certified to April 21, 1970 at 7:58 A.M. by Guaranty Abstract Company of McClain County, Purcell, Oklahoma, Abstract of Title No. 22120, containing 11 sheets, certified to November 9, 1961 at 7:58 A.M. by Guaranty Abstract Company of McClain County, Purcell, Oklahoma, Abstract of Title No. 20145, containing 91 sheets, certified to January 27, 1959 at 7:58 A.M. by Guaranty Abstract Company of McClain County, Purcell, Oklahoma, and Abstract of Title No. 13776, containing 66 sheets, certified to February 5, 2003 at 7:30 A.M. by American Abstract Company, Purcell, Oklahoma, covering the following described real property, to-wit:

The West Half of the Northwest Quarter of the Northwest Quarter (W/2 NW/4 NW/4) and the West Half of the East Half of the Northwest Quarter of the Northwest Quarter (W/2 E/2 NW/4 NW/4) and the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the North Half of the Northwest Quarter of the Southwest Quarter (N/2 NW/4 SW/4) of Section Fourteen (14), Township Six (6) North, Range Four (4) West, I.M., McClain County, Oklahoma.

AND

The Northeast Quarter (NE/4) of Section Fifteen (15), Township Six (6) North, Range Four (4) West, I.M., McClain County, Oklahoma.

In my opinion, marketable title in and to the above described real property is vested in **Namllat Cattle Company, LLC**, as evidenced by a Trustee's Deed appearing at Sheet 146 of Abstract No. 55392, dated August 6, 2024 and recorded August 12, 2024 in Book 2944 at Page 910 of the records of McClain County, Oklahoma, and a Correction Trustee's Deed appearing at Sheet 151 of Abstract No. 55392, dated September 9, 2024 and recorded September 13, 2024 in Book 2951 at Page 77 of the records of McClain, County, Oklahoma, subject to the following:

1. At Sheet 146 of the abstract appears the aforementioned Trustee's Deed recorded in Book 244 at Page 210 of the records of McClain County, Oklahoma conveying the property to Namlett Cattle Company.

Further, at Sheet 151 of the abstract appears the aforementioned Correction Trustee's Deed recorded in Book 2951 at Page 77 of the records of McClain County, Oklahoma conveying the property to Namllatt Cattle Company. We, therefore, require that a Affidavit of Identity be executed to clarify the correct name of the entity.

2. At Sheet 112 of Abstract No. 55392 appears a Certificate by Surviving Trustees, dated March 30, 2020 and recorded April 7, 2020 in Book 2618 at Page 945 of the records of McClain County, Oklahoma, evidencing the death of Noval G. Simpson. However, the death certificate attached to the Certificate by Surviving Trustees is a death certificate for Helen Jean Graybill. We, therefore, require that a corrected Certificate by Surviving Trustees be recorded attaching the death certificate for Noval G. Simpson.

3. Within the abstracts appear a number of stray instruments as follows, to-wit:

Sheet 156, Quitclaim Deed granted in favor of Carl Terry and Joyce A. Terry, husband and wife, dated September 2, 2009 and recorded September 28, 2009 in Book 1940 at Page 771 of the records of McClain County, Oklahoma.

Sheet 158, Quitclaim Deed granted in favor of Carl Terry and Joyce A. Terry, co-Trustees, pursuant to the terms of the Carl Terry and Joyce A. Terry Living Trust, dated September 2, 2009, dated September 2, 2009 and recorded September 28, 2009 in Book 1940 at Page 777 of the records of McClain County, Oklahoma.

Sheet 160, Quitclaim Deed granted in favor of Bill J. Kennedy and Sue LaDon Kennedy, husband and wife, dated June 7, 1977 and recorded March 28, 1983 in Book 777 at Page 44 of the records of McClain County, Oklahoma.

Sheet 161, Joint Tenancy Quit Claim Deed granted in favor of Torri D. Frederick and Gary D. Frederick, wife and husband, dated May 25, 2018 and recorded May 29, 2018 in Book 2469 at Page 323 of the records of McClain County, Oklahoma.

Sheet 168, Warranty Deed granted in favor of Torri Dawn Frederick Revocable Trust dated October 31, 2024, dated October 31, 2024 and recorded October 31, 2024 in Book 2959 at Page 726 of the records of McClain County, Oklahoma.

We, therefore, require an Affidavit of Possession and Ownership be executed confirming the parties referenced therein do not and have not maintained any interest in the property at issue.

4. Within the abstracts appear a number of easements, rights of way, assignments and memorandums. Purchaser is advised to investigate each and every one to determine whether or not they may adversely affect the proposed use of the property at issue and takes subject thereto. They

are as follows, to-wit:

Abstract	Sheet	Document	Grantee	Book/Page
55392	2	Assignment	Notti Gathering Company, Inc.	1402/450
55392	5	Assignment	Seminole Transportation and Gathering Inc.	1570/603
55392	9	Merger	Red River Assets and Liabilities	2361/166
55392	25	Easement	Public	1688/146
55392	81	Easement	Rural Electric Cooperative, Inc.	1902/366
55392	83	Easement	Rural Electric Cooperative, Inc.	2163/53
55392	85	Right of Way	Enable Gas Transmission, LLC	2186/534
55392	91	Easement	Rural Electric Cooperative, Inc.	2223/585
55392	93	Easement	Rural Electric Cooperative, Inc.	2223/587
55392	103	Memorandum	Simpson Family Trust/Newfield Exploration Mid-Continent, Inc.	2418/944
55392	105	Right of Way	Enable Gas Gathering, LLC	2442/580
55392	122	Right of Way	Enable Gas Gathering, LLC	2751/147
55392	127	Easement	Rural Electric Cooperative, Inc.	2783/334
55392	129	Right of Way	Enable Gas Gathering, LLC	2815/705
32329	3	Assignment	Kerr-McGee Refining Corporation	544/497
20145	53	Easement	The Texas Pipe Line Company	131/462
20145	57	Assignment	Lizzie F. Bell and S. H. Bell	152/271
20145	76	Easement	Canadian-Walnut Soil Conservation District	277/349
13776	30	Easement	Canadian-Walnut Soil Conservation District	284/480

5. The abstracter certifies that ad valorem taxes for 2025 and prior years have been paid.

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

This title opinion is limited to an examination of the surface rights only; therefore, no information as to mineral rights is included. In this regard any mortgage or conveyance of the above described premises would be subject to the rights of the mineral owners and lessees, who would have the right of ingress and egress on said premises, for the purposes of exploration and development of same.

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.

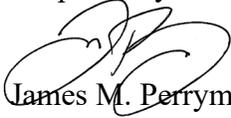
This examination does not purport to define the boundary lines or the location of improvements, if any, on the above described property; and does not purport to identify or locate any easement for utilities, streets, or otherwise, as these items can only be taken care of by proper survey conducted by 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 Materialmen's and Mechanics' 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 McClain County, Oklahoma.

Respectfully submitted,



James M. Perryman

JMP:cp