



Knight, Stockton & Cunningham
Attorneys at Law

August 5, 2026

John Thomas Ward, Trustee
c/o Adams Title Advantage, Inc.
135 W. Main
Wilburton, OK 74578

Re: PRELIMINARY TITLE OPINION

DESCRIPTION OF LAND:

SURFACE AND SURFACE ONLY OF:

The West Half of the Northwest Quarter of Lot 1 (a/k/a The West Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter) and The Southwest Quarter of Lot 1 (a/k/a The Southwest Quarter of the Northeast Quarter of the Northeast Quarter) of **SECTION 4, TOWNSHIP 6 NORTH, RANGE 20 EAST** of the Indian Base and Meridian, Latimer County, Oklahoma.

MR. WARD / ADAMS TITLE ADVANTAGE, INC.:

In connection with the captioned property, and at your request and for your exclusive use and benefit I have examined Abstract of Title No. 2089, covering the captioned property, certified by Adams Title Advantage, Inc., and consisting of 52 pages, inclusive of Abstractor's most recent certificate and certified from page 1 to 52, at July 28, 2026, at 7:00 a.m., by Adams Title Advantage, Inc. The applicable statutes may limit an Abstractor's liability for a period of five (5) years from the date of the Abstractor's Certificate.

Based upon examination of the above Abstract of Title and subject to the comments and requirements set forth herein, I find title to the captioned property, as of July 28, 2026, at 7:00 a.m. to be vested as follows:

FEE SIMPLE

<u>Owner</u>	<u>Interest</u>
The Harold B. Ward Revocable Trust dated July 16, 1991,	100%

By virtue of:

General Warranty Deed (Oklahoma Statutory Form)

Harold B. Ward, a single person, in favor of Harold B. Ward, Trustee of The Harold B. Ward Revocable Trust, dated 7/16/91, dated September 3, 1991, and recorded on September 11, 1991, in Book 389, Page 558-559 of the Latimer County Land Records in the office of the County Clerk of Latimer County, Oklahoma and abstracted at Page 30-31 of Abstract No. 2089.

Affidavit and Memorandum of Trust

John T. Ward, Successor Trustee of The Harold B. Ward Revocable Trust, dated July 16, 1991, in favor of the Public, dated January 8, 2025, and recorded on January 15, 2025, in Book 955, Page 654-658 of the Latimer County Land Records in the office of the County Clerk of Latimer County, Oklahoma and abstracted at Page 37-41 of Abstract No. 2089.

And is marketable under Oklahoma Title Standards subject, however, to the following exceptions:

EXCEPTIONS

1. TAXES AND SPECIAL ASSESSMENTS:

a. Ad Valorem Taxes

Taxes for 2025 and prior years are paid or cancelled by Title 68, OS 2941.

b. Personal Tax Liens

None

c. Special Assessments

None

2. MORTGAGES:

None Abstracted

3. MECHANIC'S AND/OR MATERIALMEN'S LIENS:

Mechanics' and materialmen's liens not of record may exist against the captioned property. You should ascertain by their own observation and investigation whether there has been any labor performed or material furnished on the property within the last four (4) months which could become liens upon the property in the event the bills for such material or services are not paid. Buyers should confer with the owners and secure their affidavit as to the presence or absence of any such rights.

4. JUDGMENTS, ATTACHMENTS, LIS PENDENS OR SUITS:

None Abstracted.

The above captioned Abstract does not reflect any unreleased judgments or any mechanic's, or materialman's lien indexed against the above captioned premises. This opinion, however, is subject to all liens for labor or materials which may have been furnished within the last four months.

You should satisfy yourself that there has been no work performed or improvements furnished which might become the basis of a lien or liens.

5. EASEMENTS, CONTRACTS, ORDINANCES AND MISCELLANEOUS:

In addition to any easement, contract, ordinance or other documents specifically cited below, title may be impaired or lost by encroachments from surrounding properties which are in the nature of adverse possessory interests.

Additionally, the Plat and Deed of Dedication constitute record notice of the location, size and scope of easements. Contained in the Deed of Dedication and other recorded documents are certain reservations, restrictions and covenants to which each property owner in the development is subject. As such, you should satisfy yourself that your property and other property in the neighborhood conform to these restrictions and covenants.

If in a city, town or municipal limits the property is subject to restrictions, zoning ordinances and regulations of said the city, town or municipality. You should satisfy yourself that your contemplated use of the property will conform to such restrictions, ordinances and regulations.

The following easements, contracts, Ordinances and miscellaneous are abstracted:

Grant of Easement with the right of ingress and egress

Board of County Commissioners of Latimer County, State of Oklahoma, in favor of Kiamichi Electric Cooperative, a corporation, dated July 13, 1946, and recorded on August 15, 1946, in Book EH2, Page 551 of the Latimer County Land Records in the office of the County Clerk of Latimer County, Oklahoma and abstracted at Page 49 of Abstract No. 2089.

6. OIL, GAS AND/OR MINERAL LEASES OR RESERVATIONS:

THIS OPINION COVERS SURFACE ONLY. It does not purport to cover the oil or gas or any other minerals nor does it cover any right of way agreements of any nature or description nor any interest therein. You would take title subject to the rights of the mineral owners, including the right of ingress and egress, drilling, mining, etc. This would also include any reclamation projections and reclamation bonds thereof. Mining project, current or in the past, can alter your intended use of the real property.

As stated this abstract covers surface and surface only. Someone owns the minerals in and under this property. You should be aware of the fact that a mineral owner or his lessee may be entitled to come upon this property and utilize that portion of the surface necessary for the exploration or mining procedures.

You should exclude these interests from coverage under your title policy.

7. **PROPERTY DESCRIPTION:**

You should satisfy yourself that there is adequate access to the above captioned premises and that all utility services, including sanitary sewer, are presently in place and operational. In addition, you should determine the extent and cost, if any, of future storm sewer, drainage or access development.

You should further ascertain whether there are any pending proceedings for street, sewer or other improvements which might become a lien on the property. You should satisfy yourself that any proposed development of the surrounding area, including proposed zoning changes, urban renewal and expressways, if any, will not adversely affect any intended use of the captioned premises.

You should thoroughly inspect the premises to ascertain whether there are any adverse conditions which might be disclosed by careful examination of the property, such as abandoned oil and gas wells, improperly plugged wells, undisclosed water and sewer lines, pipelines (surface and subsurface), questionable fences or other unrecorded uses.

This opinion excepts facts which an accurate ground survey will show. I suggest a survey be made of the premises duly certified to by a registered professional land surveyor as to freedom from encroachments and location of the easements and building restrictions referred to above. This opinion does not certify as to the accuracy of the above captioned description of the property, and accordingly, we strongly recommend that you have a survey performed. **You should satisfy yourself by observation or, preferably, by a survey by a competent surveyor as to matters of lot line, building and building line encroachments.**

This opinion does not address environmental hazardous waste requirements, restrictions or issues. You should satisfy yourself that there are no conditions on the captioned property that are in violation of any environmental protection laws or which may otherwise affect your intended use of the captioned premises. This opinion also does not purport to advise you concerning any risks that may result from environmental hazards, other than to advise you that no notice appears in the Abstract of the filing of any environmental liens.

No certification is made herein as to whether the examined premises encompasses a protected wetland area as set forth under the Federal Wetland regulations issued under the Clean Water Act or various state regulations. You should determine with due diligence whether the examined premises encompasses a protected wetland area. In the event that the examined premises encompasses a protected wetland area, you should ascertain the exact legal consequences of your ownership of said property prior to obtaining ownership.

8. POSSESSION:

Possession is not shown by the Abstract. You are charged with the notice of the rights of any person or persons in possession of the premises. This opinion is subject to the rights of parties in possession and the rights of those who may be entitled by law to file liens against the subject property.

You should personally inspect the entire premises and satisfy yourself that no one occupies the same claiming as either owner or tenant other than the fee simple the location of those easements referred to above and satisfy yourself that there are no other easements or rights-or-way which might affect any intended use thereof.

9. LEGAL RIGHT OF ACCESS

None Abstracted.

A Portion of the abstracted property is situated on the North section line of Section 4, Township 6 North, Range 20 East. The Oklahoma Statutes and the Oklahoma Constitution imposed a roadway easement one rod (16.5 feet) wide along either side of the section lines in this portion of Oklahoma. Presumably this statutory easement would provide access to the abstracted property. You should understand, however, that I have no way of knowing whether this statutory easement is open or accessible. You should make an inspection to determine whether there is in fact access to the property. You should also accept this easement from coverage under your title insurance policy.

10. AREA AND BOUNDARIES:

None Abstracted.

11. DEFECTS OR PERTINENT MATTERS AS SHOWN IN THE ABSTRACT:

None Abstracted.

12. REQUIREMENTS

1. Ensure legal access to the captioned property by ensuring a legal means of ingress and egress to and from the captioned property by way of a public street, road, roadway, or legally enforceable easement.

2. If applicable, obtain and record a properly executed and acknowledged Warranty Deed from record title owner conveying the abstracted real property to the proposed buyers.

3. If applicable, obtain and record a properly executed and acknowledged mortgage from the borrowers/buyers, as mortgagors, in favor of the lender, as mortgagee, granting a mortgage lien against the abstracted real property.

4. Record all required curative and closing instruments, extend the abstract to include

the same, and resubmit the abstract for final title examination and final opinion.

5. Immediately prior to closing and recording of the mortgage, conduct or obtain a final search of the County Clerk's records and all other appropriate public records affecting the captioned property to determine whether any tax liens, mortgages, judgments, financing statements, conveyances, or other instruments affecting title or involving the mortgagor have been filed of record since the date and time of the last abstractor's certificate. This opinion is subject to all instruments filed of record after the date and time of the last abstractor's certificate.

6. Obtain a current survey prepared by a licensed surveyor, or otherwise satisfy yourself by physical inspection, as to the existence of any fence line, lot line, building line, improvement, or other encroachments, discrepancies, or possession issues affecting the captioned property. Any matter that may give rise to a claim of boundary by acquiescence, adverse possession, prescriptive easement, or other possessory right must be resolved or otherwise addressed to the satisfaction of the title examiner.

7. This opinion does not certify or insure whether the captioned property contains or is affected by any protected wetland, regulated waters, or related environmental restriction under the Clean Water Act, federal regulations, or applicable state or local law. The buyers should independently investigate whether any such condition affects the captioned property and should determine, before closing, the legal effect of any wetlands designation, permitting requirement, mitigation obligation, or restriction on the buyers' intended use of the property.

8. For purposes of issuing owner's title insurance survey coverage, an ALTA/NSPS Land Title Survey, or other sufficiently detailed survey acceptable to the undersigned, must be submitted to and approved by the undersigned. Without such approved survey, the owner's title insurance policy will not provide affirmative survey coverage except as otherwise permitted by the applicable commitment, policy form, and endorsements.

13. CLOSING COMMENTS

This Title Opinion does not cover filings under the Uniform Commercial Code unless such filings were fixture filings against the real estate and are shown in the Abstract. You should satisfy yourself that no financing statements or security agreements are on file affecting this property. If you are interested in acquiring an interest in personal property which is located upon the premises, free and clear of all security interests, you should obtain Uniform Commercial Code Searches in Latimer and Oklahoma Counties covering the captioned premises and the record owner, as well as the record owner's predecessor in title to confirm that no financing statements or similar filings affect the personal property upon the captioned premises.

If you acquire an interest in the subject property for less than a fair and adequate consideration, or if you have knowledge of any prior sale of this property for less than a fair and adequate consideration, you should be aware that said transaction could be voidable under state and federal law.

If you acquire title to or an interest in the subject real estate, it will be subject to any of the foregoing matters that are not disposed of. Any such interest that you acquire must be by written instrument, acknowledged before a Notary Public and signed by the above owners showing names precisely as set forth in the opinion, and ANY MARRIED GRANTOR IS REQUIRED TO HAVE SPOUSE SIGN ALL DOCUMENTS, describing the property as set forth above. Your interest should be promptly recorded with the County Clerk and you should satisfy yourself at such time that there have been no intervening matters of record, subsequent to the Abstract certificate date noted above, and prior to the recording of your interest, which should come ahead of your interest.

This opinion is for the use of the addressee only. Persons and/or entities other than the addressees are hereby informed that additional or other requirements and additional or other comments maybe applicable depending upon the circumstances and the nature of the interest of such other persons and/or entities.

Please submit all required documents for our review, additional requirements may be made at that time. If you have any questions concerning this opinion or if any of the foregoing matters and statements is not clear, you should promptly contact the undersigned.

This opinion does not purport to cover matters which are not shown by the Abstract of Title, including, in particular, matters of survey, liens and power or capacity of persons executing instruments. This examination does not reflect the rights of persons who might have unrecorded claims of this property. This opinion does not reflect whether there are any encroachments or boundary line disputes which may be evidenced by a survey.

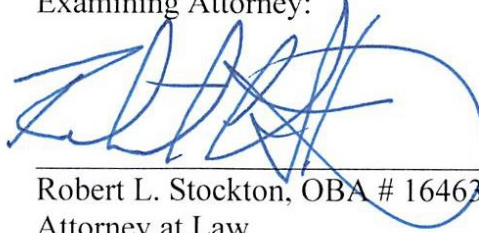
The records of the U.S. District Court and the U.S. Bankruptcy Court should be checked insofar as the record owners are concerned to determine that nothing adverse has been filed of record.

Cultivating, manufacturing, and distributing marijuana are Federal crimes. Real property used to facilitate the commission of those crimes are subject to asset forfeiture. Forfeiture of real property used to violate the Federal Controlled Substances Act is governed by 21 U.S.C §§ 881 and 18 U.S.C §§ 983 and 985. Pursuant to 18 U.S.C §881(a)(7): “[t]he following shall be subject to forfeiture to the United States and no property right shall exist in them ... [a]ll real property, including any right, title, and interest (including any leasehold interest) in the whole of any lot or tract of land and any appurtenances or improvements, which is used, or intended to be used, in any manner or part, to commit, or to facilitate the commission of, a violation of this subchapter punishable by more than one year’s imprisonment.” This statement is a disclaimer by the examiner and examiner disclaims any liability arising therefrom.

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

The Abstract of Title detailed herein was an E-Abstract provided by email and no physical Abstract is being returned.

Examining Attorney:



Robert L. Stockton, OBA # 16463
Attorney at Law