



Knight, Stockton & Cunningham
Attorneys at Law

August 27, 2026

Adams Title Advantage, Inc.
135 W. Main
Wilburton, OK 74578

Re: **PRELIMINARY TITLE OPINION**

DESCRIPTION OF LAND:

SURFACE AND SURFACE ONLY OF:

The Northwest Quarter of the Northeast Quarter of Section 15, Township 7 North, Range 19 East of the Indian Base and Meridian, Haskell County, Oklahoma.

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. 19292, covering the captioned property, certified by Guaranty Abstract and Title of Stigler, LLC, consisting of 75 pages, inclusive of the Abstractor's most recent certificate, and certified from inception of title through August 21, 2026 at 7:45 a.m. 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 August 21, 2026 at 7:45 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

General Warranty Deed from Harold B. Ward, a single person, to Harold B. Ward, Trustee of The Harold B. Ward Revocable Trust dated July 16, 1991, dated September 6, 1991, and recorded September 12, 1991, in Book 493, Pages 261-262 of the Haskell County Land Records in the office of the County Clerk of Haskell County, Oklahoma, and abstracted at Pages 38-39 of Abstract No. 19292.

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 2019 through 2025, inclusive, are paid.

General taxes for 2018 and prior years are not certified by the abstractor.

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.

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, you should exclude these interests from coverage under your title policy, to-wit:

Right of Way Grant

Right of Way Grant from Arline Ward, Guardian of the Estate of Lottie L. Threadgill, an incompetent, in favor of Mustang Fuel Corporation, dated June 29, 1964, and recorded July 1, 1964, in Book 225, Page 689 of the Haskell County Land Records in the office of the County Clerk of Haskell County, Oklahoma, and abstracted at Page 14 of Abstract No. 19292.

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-of-way which might affect any intended use thereof.

9. LEGAL RIGHT OF ACCESS

None Abstracted.

You should satisfy yourself that there is adequate access to the above captioned premises.

10. AREA AND BOUNDARIES:

None Abstracted.

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

1. Record title is vested in The Harold B. Ward Revocable Trust dated July 16, 1991. The vesting deed identifies Harold B. Ward as trustee, but the Abstract does not contain a recorded memorandum of trust identifying the currently serving trustee or trustees and establishing their authority to convey the captioned property.

2. The Abstract contains an Order Releasing Taxable Estate for the estate of Harold B. Ward, deceased, recorded February 8, 2001, in Book 605, Page 577 of the Haskell County Land Records and abstracted at Page 46 of Abstract No. 19292. No affidavit by a currently serving trustee satisfying Oklahoma Title Examination Standard 15.4 is abstracted.

3. The following instruments appear to be stray instruments and are not connected to the record chain of title: (a) Quitclaim Deed from Vera L. Coe to Dewey E. Coe, recorded in Book 525, Page 425 and abstracted at Page 40; (b) Assignment of Interest from Levent Kecik to Royalty Management Group, recorded in Book 716, Pages 734-735 and abstracted at Pages 51-52; (c) Affidavit of Heirship concerning Henrietta P. McCormick, recorded in Book 624, Pages 367-368 and abstracted at Pages 47-48; (d) Proof of Death and Heirship concerning Robin Barker, recorded in Book 729, Page 138 and abstracted at Page 63; (e) Affidavit of Heirship concerning Howard Paul Holleman, recorded in Book 804, Page 812 and abstracted at Page 64; and (f) Affidavit of Heirship concerning Mildred Brazell, with attached Kansas probate and conservatorship documents, recorded in Book 844, Pages 744-749 and abstracted at Pages 65-70, all of the Haskell County Land Records and Abstract No. 19292.

12. REQUIREMENTS

1. As to Defect No. 1, obtain and record a properly executed and acknowledged memorandum of trust for The Harold B. Ward Revocable Trust dated July 16, 1991, identifying the currently serving trustee or trustees and establishing their authority to execute a conveyance of the captioned property on behalf of the Trust.

2. As to Defect No. 2, obtain and record an affidavit executed by a currently serving trustee of The Harold B. Ward Revocable Trust dated July 16, 1991, stating the facts necessary to satisfy Oklahoma Title Examination Standard 15.4, including the applicable facts concerning the death of the settlor and the federal estate-tax lien.

3. As to Defect No. 3, obtain and record one properly executed and acknowledged stray-instrument affidavit pursuant to 16 O.S. § 76 and Oklahoma Title Examination Standard 3.1, executed by a person having personal knowledge of the facts, identifying all six stray record groups described in Defect No. 3 and stating that the current record owner or its trustee is in possession of the captioned property and that the parties claiming by, through, or under those instruments claim no right, title, estate, lien, or interest in or to the captioned property.

4. Ensure legal access to the captioned property by confirming 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.

5. Obtain and record a properly executed and acknowledged Warranty Deed from the duly authorized currently serving trustee or trustees of The Harold B. Ward Revocable Trust dated July 16, 1991, conveying the captioned property to the proposed buyer or buyers.

6. Record all required curative and closing instruments, extend the abstract to include them, and resubmit the abstract for final title examination and final title-insurance opinion. For issuance of title insurance, the abstract must be re-certified after closing in compliance with Rule 36-50-1 adopted by the Oklahoma Insurance Commissioner, and the certification date must be within 180 days of the effective date of any policy or policies issued pursuant hereto.

7. Immediately prior to closing and recording the closing instruments, 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 grantor have been filed since the date and time of the last abstractor's certificate. This opinion is subject to all instruments filed after that date and time.

8. Obtain a current survey prepared by a licensed surveyor, or otherwise satisfy yourself by physical inspection, as to any fence-line, lot-line, building-line, improvement, encroachment, discrepancy, or possession issue affecting the captioned property. Resolve or otherwise address any matter that may give rise to a claim of boundary by acquiescence, adverse possession, prescriptive easement, or other possessory right.

9. 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 proposed buyer or buyers should independently investigate any such condition and determine, before closing, its legal effect on the intended use of the property.

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 Haskell 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 of 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

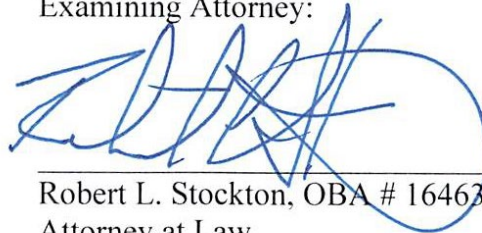
property used to violate the Federal Controlled Substances Act is governed by 21 U.S.C §§ 881 and 18 U.S.C §§ 983 and 985. Pursuant to 18 U.S.C §881(a)(7): “[t]he following shall be subject to forfeiture to the United States and no property right shall exist in them ... [a]ll real property, including 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.**

Undersigned certifies that, subject to the information above, the title is clear of any other exceptions and encumbrances and hereby authorizes the issuance of the title policy binder or title policy as requested as of August 21, 2026 at 7:45 a.m. to the above-mentioned property subject to the above-mentioned exceptions.

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