

ATTORNEY'S CERTIFICATE

TO: Washita Valley Abstract 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 No. 67126, containing 41 sheets certified to January 31, 1946, at 8:00 o'clock a.m. by Cochran Abstract Company, Chickasha, Oklahoma; Abstract No. 67121, containing 12 sheets certified to May 1, 1967, at 8:00 o'clock a.m. by Cochran Abstract Company, Chickasha, Oklahoma; Abstract No. 67134, containing 13 sheets certified to January 20, 1976, at 8:00 o'clock a.m. by Cochran Abstract Company, Chickasha, Oklahoma; Abstract No. 80517, containing 104 sheets certified to October 3, 1980, at 8:00 o'clock a.m. by Cochran Abstract Company, Chickasha, Oklahoma; Abstract No. 28087, containing 147 sheets certified to May 1, 1967, at 8:00 o'clock a.m. by Cochran Abstract Company, Chickasha, Oklahoma; Abstract No. 78054, containing 107 sheets certified to November 27, 1978, at 2:01 o'clock p.m. by Washita Valley Abstract Company, Chickasha, Oklahoma; Abstract No. 143705, containing 298 sheets certified to May 13, 2016, at 7:59 o'clock a.m. by Washita Valley Abstract Company, Chickasha, Oklahoma, and find the marketable fee simple title vested in Travis Cummins, now deceased, as shown from entries beginning at Sheet 266 of the last supplemental abstract, to the following described real estate, to-wit: (here show complete and exact description of land to be insured)

The Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) and the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) and the North Half (N/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section 11, Township 5 North, Range 7 West, I.M., Grady County, Oklahoma; AND

The South Half (S/2) of the South Half (S/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4); and the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) and the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and the West Half (W/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 2, Township 5 North, Range 7 West, I.M., Grady County, Oklahoma.

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.)

None

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:

See number 4 above.

6. Easements:

Right of way easement in favor of Public Service Company of Oklahoma and successors at Sheet 9 of Abstract No. 67121 recorded in Book 481 at Page 557 of the records of Grady County, Oklahoma.

Water pipeline easements in favor of Ninnekah Water Corporation at Sheets 12 and 13 of Abstract No. 67134 recorded in Book 1011 at Pages 469 and 470 of the records of Grady County, Oklahoma.

Electrical transmission line easement in favor of Public Service Company of Oklahoma at Sheet 94 of Abstract No. 80517 recorded in Book 1085 at Sheet 641 of the records of Grady County, Oklahoma.

Water pipeline easement in favor of Ninnekah Water Corporation at Sheet 96 of Abstract No. 80517 recorded in Book 1123 at Page 898 of the records of Grady County, Oklahoma.

Public road easement at Sheet 99 of Abstract No. 80517 recorded in Book 1162 at Page 537 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.)

No.

8. Taxes, State, County, City and School, paid up to and including the year 2015.

Taxes for 2016 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.)

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

None

11. Area & Boundaries:

As described.

12. Is the title marketable? Yes.

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

All tracts are located on open section line roads.

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 13th day of May, 2016, at 7:59 o'clock A M. to the above mentioned property subject to the above mentioned exceptions.


Policies Requested _____

Owners _____

Mortgages _____

Invoice No. 3-051916-1
CWP/bm
May 19, 2016

PARK, NELSON, CAYWOOD, JONES
& PERRYMAN, LLP
P.O. Box 968, Chickasha, OK 73023-0968
Telephone: (405) 224-0386



Charles W. Park, OBA # 6889
Examining Attorney