

ATTORNEY'S CERTIFICATE
(This Opinion is Limited to Surface Rights Only)

IN RE: JACK THOMAS BRANNAN TRUST

TO: Stewart Abstract & Title of Oklahoma, Carter County Abstract Company and/or First American Title Insurance Co., Lawyers Title Insurance Corporation, Stewart Title Guaranty Company and Fidelity National Title Insurance Company, or any other underwriter of Title Insurance which said Stewart Abstract & Title of Carter Co., Inc. or Carter County Abstract Company may represent, assign or designate.

PROPERTY DESCRIPTION:

The N/2 NW/4, of Section 31, Township 3 South, Range 2 East of the Indian Meridian, Carter County, Oklahoma, LESS AND EXCEPT all of the oil, gas and other minerals.

ABSTRACTS EXAMINED:

Abstract No. 2406-A, consisting of 94 pages, as prepared and certified from inception of title and last certified by Chickasaw Title Company to March 20, 1937 at 7:59 a.m.

Supplemental Abstract No. 12028-A, consisting of 19 pages, as prepared and certified by the Chickasaw Title Company from March 20, 1937 at 7:59 a.m. to October 2, 1952 at 7:59 a.m.

Supplemental Abstract No. 2906227-2, consisting of 40 pages, as prepared and certified by Stewart Title of Oklahoma, Inc., from October 2, 1952 at 7:59 a.m. to May 7, 2026 at 7:59 a.m.

OWNERSHIP:

JACK THOMAS BRANNAN, TRUSTEE OF THE JACK THOMAS BRANNAN TRUST UNDER TRUST AGREEMENT DATED DECEMBER 17, 2007

Subject to the following

- | | |
|---------------|------|
| 1. MORTGAGES: | NONE |
| 2. JUDGMENTS: | NONE |

3. MECHANIC AND MATERIALMEN LIENS: NONE

4. EASEMENTS:

A. Page 70 of the base abstract contains a right of way in favor of Oklahoma Gas and Electric Company, which is recorded in book MS 79 at page 224.

B. Page 80 of the base abstract contains an easement in favor of the State of Oklahoma, which is recorded in book 91 at page 318. I note that this contains a restriction prohibiting "the construction of signs, bill boards, or other unsightly objects within 150 feet of the center line of highway".

C. Page 101 of the base abstract, and page 16 of Supplemental Abstract No. 12028-A, contain a Right of Way Grant in favor of Carter County, Oklahoma, which is recorded in book 132 at page 268.

D. Page 7 of Supplemental Abstract No. 2906227-2 contains a right of way in favor of Oklahoma Gas and Electric Company, which is recorded in book 922 at page 275.

E. Page 8 of Supplemental Abstract No. 2906227-2 contains an easement in favor of Carter County, Oklahoma, which is recorded in book 1039 at page 60.

5. RESTRICTIVE COVENANTS: (Note whether restrictions provide for reversion or forfeiture upon violation.)

NONE

6. TAXES: State, County, City and School, paid up to and including the year 2025 (If any unpaid, show years and amounts).

7. ASSESSMENTS: Special levies paid up to and including the year 2025 (If any delinquent specify in full.) (If payable in future installments set out fully.)

8. OTHER TAX LIENS: Estate and income taxes, Federal or State, corporation and franchise taxes, social security, or other:

9. AREA AND BOUNDARIES:

A. No survey was submitted. The abstracts indicate that a portion of the property falls within government Lot 1. The property has been described as Lot 1 and the NE/4 NW/4 of said Section 31. I mention this solely for reference. It does not

constitute a title defect, but it may effect the exact acreage contained in the abstracted description.

10. Is the title marketable?

(If unmarketable, state cause):

A. We note that various State and Federal Statutes and Regulations have been enacted pertaining to environmental protection. In this regard, we would suggest that you satisfy yourself that the premises have not been used for any activity directly or indirectly involving the placement or storage of hazardous or toxic materials or substances.

B. It is my understanding that Jack Thomas Brannan is deceased. It will therefore be necessary to record an affidavit setting out the fact of his death, the identity of the successor trustee, and pertinent information regarding estate taxes and estate tax liability.

REQUIREMENT: An affidavit setting out the information pertaining to the death of Jack Thomas Brannan, the identity of the successor trustee, and information regarding estate taxes and estate tax liability should be obtained and filed for record.

11. TWENTY FOUR MONTH CHAIN OF TITLE:

The chain of title to the above described real property for the past twenty four months is as follows:

A. Supplemental Abstract No. 2906227-2 page 17, Deed dated January 29, 2008, from Jack Thomas Brannan, Successor Trustee of the Margaret E. Brannan Trust Under Trust Agreement dated July 3, 2001, in favor of Jack Thomas Brannan, Trustee of the Jack Thomas Brannan Trust under Trust Agreement Dated December 17, 2007, recorded on April 30, 2008 in book 4824 at page 174. This deed was re-recorded, as shown at page 38 of that supplemental abstract, the re-recording on November 18, 2019 in book 6804 at page 120.

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 7th day of May, 2026 at 7:59 a.m. to the above mentioned property,
subject to the above mentioned exceptions.

A handwritten signature in blue ink, appearing to be "K. J. Lee", written over a horizontal line.

Examination Attorney
OBA # 8180

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