

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 S/2 SW/4, of Section 30, 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 101 pages, as prepared and certified from inception of title and last certified by Chickasaw Title Company to April 16, 1945 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 April 19, 1951 at 7:59 a.m.

Supplemental Abstract No. 2906227-3, consisting of 35 pages, as prepared and certified by Stewart Title of Oklahoma, Inc., from April 19, 1951 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 78 of the base abstract contains an easement in favor of the State of Oklahoma, which is recorded in book 91 at page 314. 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 4 of Supplemental Abstract No. 2906227-3 contains a Right of Way Easement in favor of Southern Oklahoma Water Corporation, which is recorded in book 602 at page 647.

E. Page 8 of Supplemental Abstract No. 2906227-3 contains a right of way in favor of Oklahoma Gas and Electric Company, which is recorded in book 922 at page 275.

F. Page 9 of Supplemental Abstract No. 2906227-3 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 4. The property has been described as Lot 4 and the SE/4 SW/4 of said Section 30. 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. 2906227-3 page 22, Deed dated May 31, 2013, from Jack Thomas Brannan, in favor of Jack Thomas Brannan, Trustee of the Jack Thomas Brannan Trust under Trust Agreement Dated December 17, 2007, recorded on June 3, 2013, in book 5708 at page 168.

B. Supplemental Abstract No. 2906227-3 page 23, 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.

C. Supplemental Abstract No. 2906227-3 page 26, Deed dated
August 10, 2009, from Jack Thomas Brannan, in favor of Jack
Thomas Brannan, Trustee of the Jack Thomas Brannan Trust under
Trust Agreement Dated December 17, 2007, recorded on August 14,
2009, in book 5037 at page 52.

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.



Examination Attorney
OBA # 8180

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