

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 NE/4 SW/4 NW/4, and the S/2 SW/4 SE/4 NW/4, and the N/2 SW/4 SE/4 NW/4, and the S/2 NE/4 SW/4 NW/4, and the S/2 NW/4 SW/4 NW/4, of Section 6, Township 4 South, Range 2 East, I.M., Carter County, Oklahoma, LESS AND EXCEPT all of the oil, gas and other minerals.

ABSTRACTS EXAMINED:

Abstract No. 2906227-4, consisting of 54 pages, as prepared and certified from inception of title and last certified by Stewart Title of Oklahoma, Inc. 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. Pages 24 and 25 contain an easement in favor of the State of Oklahoma, which is recorded in book 91 at page 320. This appears to be a filing and a refiling. I note

that what appears to be a refiling (abstract page 25) contains a restriction prohibiting "the construction of signs, bill boards, or other unsightly objects within 150 feet of the center line of highway".

B. Page 32 contains a Right of Way Easement in favor of Southern Oklahoma Water Corporation, which is recorded in book 602 at page 647.

C. Page 36 contains a right of way in favor of Oklahoma Gas and Electric Company, which is recorded in book 948 at page 114.

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 three of the abstracted tracts fall within Government Lot 5. I mention this solely for reference. It does not constitute a title defect, but it may effect the exact acreage contained in the abstracted descriptions.

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:

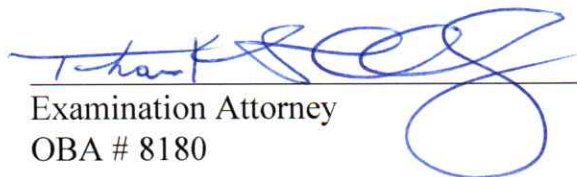
The chain of title to the above described real property for the past twenty four months is as follows:

A. Supplemental Abstract page 36, Deed dated October 17, 2008, 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 December 9, 2008 in book 4934 at page 224.

B. Supplemental Abstract page 38, Deed dated January 6, 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 January 9, 2009 in book 4945 at page 74.

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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