

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 SW/4 and S/2 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. 12540-C, consisting of 113 pages, as prepared and certified from inception of title and last certified by Chickasaw Title Company to October 4, 1952, 7:59 a.m.

Supplemental Abstract No. 28248, consisting of 57 pages, as prepared and certified from October 4, 1952 at 7:59 a.m. 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. Page 32 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 40 of the base abstract contains an easement in favor of the State of Oklahoma, which is recorded in book 91 at page 321. 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 S-15 contains a Pipe Line Easement in favor of the City of Ardmore, Oklahoma, which is recorded in book 812 at page 91. This easement is for water line purposes.

D. Page S-17 contains a right of way in favor of Oklahoma Gas and Electric Company, which is recorded in book 922 at page 275.

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 the S/2 SW/4 NW/4 of Section 6 is actually 19.89 acres, as it is a part of Government Lot 5. The SW/4 of said Section 6 was otherwise described as Lots 6 and 7, and the E/2 SW/4 of said Section 6. 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. Page S-8 contains a Dedication Deed in favor of this State of Oklahoma, which is recorded in book 256 at page 545. Title to that portion of the abstracted property contained in the description therein is vested in the State of Oklahoma, and not the above named owner.

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.

C. 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.

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 26, Deed dated January 29th, 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.

B. 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.

C. 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

06102026-1T