



**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

First American Title Insurance Company

First American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

FirsTitle & Abstract Services, LLC

Countersigned at: 4500 W. Houston Street
Broken Arrow, OK 74012
Phone: (918)250-1641

By: _____
Susan Cox
Title Insurance License No. 100251041
Authorized Officer or Agent

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT

SCHEDULE A

File No.: 518421

Address Reference: Bowring, OK

1. Effective Date: October 1, 2018 at 07:00 AM

2. Policy or Policies to be issued:

a. ALTA Owners Policy (06/17/06)

Amount:
\$3,000,000.00

Proposed Insured: TBD-AUCTION

b. ALTA Loan Policy (06/17/06)

Amount: \$0.00

Proposed Insured: TBD, its successors and/or assigns as their respective interests may appear.

3. Title to the Fee Simple surface estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

Lance McClaran and Trisha McClaran and Greg McClaran and Kelly McClaran and Sue McClaran

(Title acquired by virtue of General Warranty Deed dated February 26, 2015, filed February 27, 2015 as Book 1578, Page 802, Instrument Number 2015-001238.)

4. The land referred to in the Commitment is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Tax Sub. / Account No.: 34926; 83141; 34930; 34922; 34906; and 34904; 34902; 34785

FirsTitle & Abstract Services, LLC

Countersigned at: 4500 W. Houston Street
Broken Arrow, OK 74012
Phone: (918)250-1641



By: _____
Susan Cox
Title Insurance License No. 100251041
Authorized Officer or Agent

Certificate No. 518421 MT - cc 10/19/2018

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT

File No.: 518421

EXHIBIT A

Lot Four (4) (SW/4 SW/4) and that portion of the S/2 of Section Nineteen (19), lying South and West of County Road 4801;

Lot One (1) (NW/4 NW/4)

LESS AND EXCEPT the following described tract:

Beginning 78 feet East of the Northwest corner of said Section Thirty (30); Thence West 78 feet of the Northwest corner of Lot One (1) (NW/4 NW/4); Thence South 1315.28 feet to the Southwest corner of Lot One (1) (NW/4 NW/4); Thence East 594.7 feet to West line of County Road; Thence Northerly along the West line of County Road to the Point of Beginning.

Lot Four (4) (SW/4 SW/4) and SE/4 SW/4 and SW/4 SE/4;

LESS AND EXCEPT the following described tract:

Beginning at a point on the West line of said Section Thirty (30), said point being N 0°46'24" W 684.11 feet from the Southwest corner of said Section 30; Thence N 0°46'24" W along said West line 637.41 feet to the Northwest corner of said Lot 4 (SW/4 SW/4); Thence N 89°40'12" E along the North line of said Lot 4 (SW/4 SW/4) 470 feet to the West line of County Road; Thence Southerly along the West line of said County Road to the Point of Beginning.

NE/4 and NW/4 SE/4 and Lot Two (2) (SW/4 NW/4) and Lot Three (3) (NW/4 SW/4) and SE/4 NW/4 and NE/4 NW/4 and NE/4 SW/4 LESS that part lying West of Osage County Highway No. 3 ALL IN Section 30;

Lot 1 (NW/4 NW/4) and Lot 2 (SW/4 NW/4) and Lot 3 (NW/4 SW/4) and Lot 4 (SW/4 SW/4) and the E/2 NW/4 and the NE/4 and the NE/4 SW/4 and N/2 NE/4 SE/4 SW/4 and the N/2 S/2 NE/4 SE/4 SW/4 and the N/2 SE/4 SE/4 and the N/2 N/2 S/2 SE/4 SE/4 and the N/2 N/2 SE/4 SW/4 SE/4 and the NE/4 SW/4 SE/4 and the N/2 NW/4 SW/4 SE/4 and the N/2 S/2 NW/4 SW/4 SE/4 and the N/2 SE/4 ALL IN Section Thirty-one (31);

SW/4 NW/4 and W/2 NW/4 SW/4 and NW/4 SW/4 SW/4 and N/2 N/2 SW/4 SW/4 SW/4 ALL IN Section Thirty-two (32);

ALL IN Township Twenty-nine (29) North, Range Ten (10) East of the Indian Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof.

Certificate No. 518421 MT - cc 10/19/2018

This commitment is invalid unless the Insuring Provisions and Schedule A and B are attached.
Exhibit A

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT

SCHEDULE B - SECTION 1

Requirements

The following are the requirements to be complied with:

- Item a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- Item b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:
 - 1. Valid conveyance from the record landowner in Schedule A-3 fully executed and acknowledged to TBD-AUCTION.
 - 2. Mortgage in favor of the proposed Mortgage Insured of Schedule A-2 above, executed by TBD-AUCTION for the amount to be insured as shown on Schedule A-2 hereof.
- Item c) An Affidavit of Owner that there are no unpaid bills for labor or materials furnished to the property within the past four months.
- Item d) An Affidavit of Purchaser that there are no unpaid bills for labor or materials furnished to the Company within the past four months.
- Item e) An Affidavit of Owner that he has no knowledge or not been advised of any taxes or special assessments being levied against the property which would constitute a lien, other than those of record.
- Item f) A Uniform Commercial Code Search Certificate should be obtained from the office of the County Clerk with respect to the owners of the property, stating that no financing statements for fixtures or personal property have been filed which statements might constitute a lien on said property.
- Item g) Company requires any documentation not prepared by FirstTitle & Abstract Services, LLC or their affiliated companies, be provided for review by the examining attorney at least 24 hours prior to closing.
- Item h) Before closing, have the records checked against the subject property and a court search obtained on the seller and the buyer of said property to insure nothing adverse has been filed of record.
- Item i) A survey acceptable to the Company showing the boundary lines of the property, location of dwelling, easements and building lines, sufficient to determine encroachments, overlaps or boundary line disputes.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT

SCHEDULE B - SECTION 1

Requirements

- Item j) Re-Certification of the Abstract of Title covering the subject property as necessary to comply with Rule 365:20-3-2 adopted by the Oklahoma State Insurance Commissioner. The abstract must be certified within one hundred eighty (180) days of the effective date of any policy or policies issued pursuant hereto.
- Item k) Release of Mortgage and Security Agreement executed by Greg & Kelly McClaran, husband and wife; Lance and Trisha McClaran, husband and wife; and Sue McClaran, a single woman, to Security State Bank, dated February 13, 2015, filed February 27, 2015, and recorded in Book 1578, Page 805 in the Office of the Osage County Clerk to secure the principal sum of \$275,000.00.
- Item l) Require that the records of the U.S. District Court and the U.S. Bankruptcy Court be checked insofar as the titleholders are concerned to determine that nothing adverse has been filed of record.
- Item m) Require written certification from a licensed Surveyor that the subject property has a legal means of access to a public street or roadway.
- Item n) Determine current marital status of owners, and if married, their spouse must join in execution of conveyance.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT

SCHEDULE B - SECTION 2

Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the Estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Ad valorem taxes for the year 2018 and subsequent years, which are not yet due and payable.
8. Under the applicable Federal law, all of the oil, gas and other minerals underlying the above land belong to the Osage Tribe of Indians. Therefore, we exclude those matters which relate to the ownership of the oil, gas and other mineral estate.
9. Water rights, claims or title to water, whether or not shown by the public records.
10. Covenants, conditions, restrictions, easements and building setback lines contained in the Notice of Subdivision Regulations Resolution, dated October 31, 1988, filed November 4, 1988, and recorded in Book 744, Page 321 which does not provide for a forfeiture or reversion of interest, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons. (Abstract Page No. 188).
11. Covenants, conditions, restrictions, easements and building setback lines contained in the Affidavit, dated November 30, 1990, filed December 13, 1990, and recorded in Book 784, Page 858 which does not provide for a forfeiture or reversion of interest, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons. (Abstract Page No. 198).

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT

SCHEDULE B - SECTION 2

Exceptions

12. Covenants, conditions, restrictions, easements and building setback lines contained in the Affidavit, dated May 2, 1962, filed February 13, 1969, and recorded in Book 278, Page 105 which does not provide for a forfeiture or reversion of interest, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons. (Abstract Page No. 167).
13. Covenants, conditions, restrictions, easements and building setback lines contained in the Notice of Subdivision Regulations, Osage County Zoning Ordinance and Flood Prevention Ordinance which does not provide for a forfeiture or reversion of interest, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons. (Abstract Page No. 216).
14. The captioned premises is subject to statutory section line road easements.
15. Terms, conditions and provisions of Assignment in favor of Sinclair Pipe Line Company, dated December 14, 1950, filed January 20, 1951, and recorded in Book 66, Page 416 in the Office of the Osage County Clerk. (Abstract Page No. 3)
16. Terms, conditions and provisions of U.S. Army Engineer District Map, filed February 23, 1977, and recorded in Book 507, Page 203 in the Office of the Osage County Clerk. (Abstract Page No. 103)
17. Terms, conditions and provisions of Assignment in favor of Bow Pipe Line Company, dated May 1, 1978, filed July 13, 1978, and recorded in Book 535, Page 439 in the Office of the Osage County Clerk. (Abstract Page No. 125)
18. Terms, conditions and provisions of Assignment in favor of Bow Pipe Line Company, dated May 1, 1978, filed July 6, 1978, and recorded in Book 534, Page 459 in the Office of the Osage County Clerk. (Abstract Page No. 186)
19. Terms, conditions and provisions of Cathodic Protection Facility Easements in favor of Bow Pipeline Company, dated April 30, 1990, filed May 24, 1990, and recorded in Book 773, Page 372 in the Office of the Osage County Clerk. (Abstract Page No. 189)
20. Terms, conditions and provisions of Easement in favor of County of Osage, dated February 21, 1949, filed February 21, 1949, and recorded in Book 2, Page 252 in the Office of the Osage County Clerk. (Abstract Page No. 133)
21. Terms, conditions and provisions of Easement in favor of County of Osage, filed February 7, 1949, and recorded in Book 2, Page 244 in the Office of the Osage County Clerk. (Abstract Page No. 165)

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT

SCHEDULE B - SECTION 2

Exceptions

22. Terms, conditions and provisions of Right of Way in favor of Prairie Pipe Line Company, dated May 2, 1923, filed June 28, 1923, and recorded in Book 24, Page 185 in the Office of the Osage County Clerk. (Abstract Page No. 11)
23. Terms, conditions and provisions of Easement in favor of County of Osage, filed January 10, 1949, and recorded in Book 2, Page 234 in the Office of the Osage County Clerk. (Abstract Page No. 55)
24. Terms, conditions and provisions of Easement in favor of F. H. Russell and Midred Lea Russell, filed December 29, 1928, and recorded in Book 36, Page 333 in the Office of the Osage County Clerk. (Abstract Page No. 9)
25. Terms, conditions and provisions of Right of Way in favor of Prairie Pipe Line Company, dated May 11, 1923, filed June 28, 1923, and recorded in Book 24, Page 174 in the Office of the Osage County Clerk. (Abstract Page No. 12)
26. Terms, conditions and provisions of Conveyance, Assignment, and Bill of Sale in favor of EOTT Energy Pipeline LP, dated December 1, 1998, filed August 9, 1999, and recorded in Book 994, Page 633 in the Office of the Osage County Clerk. (Abstract Page No. 26)
27. Terms, conditions and provisions of Assignment in favor of Plains Pipeline, LP, filed November 15, 2004, and recorded in Book 1203, Page 860 in the Office of the Osage County Clerk. (Abstract Page No. 1)
28. Terms, conditions and provisions of Memorandum of Transfer in favor of Sea Breeze Communication Company, dated October 18, 1999, filed November 2, 1999, and recorded in Book 1002, Page 41 in the Office of the Osage County Clerk. (Abstract Page No. 50)
29. Terms, conditions and provisions of Assignment of Right of Way in favor of OGC Pipeline, LLC, dated November 10, 1999, filed November 30, 1999, and recorded in Book 1004, Page 175 in the Office of the Osage County Clerk. (Abstract Page No. 53)
30. Terms, conditions and provisions of Correction Assignment of Right of Way in favor of Sierra Pipeline, LLC, dated November 21, 2008, filed January 9, 2009, and recorded in Book 1420, Page 856 in the Office of the Osage County Clerk. (Abstract Page No. 57)
31. Terms, conditions and provisions of Assignment of Right of Way in favor of TransPetro Pipeline, LLC, dated July 13, 2012, filed July 24, 2012, and recorded in Book 1491, Page 643 in the Office of the Osage County Clerk. (Abstract Page No. 93)
32. Terms, conditions and provisions of U.S. Army Engineer District Map, filed September 23, 1977, and recorded in Book 507, Page 265 in the Office of the Osage County Clerk. (Abstract Page No. 137)

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT

SCHEDULE B - SECTION 2

Exceptions

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING EXCEPTIONS:

1. Rights or claims of parties other than Insured in actual possession of any or all of the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Unfiled mechanic's or materialmen's liens.

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

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October 10, 2018

Our File No. 606.434

TO: Smith Brothers Abstract & Title Co., LLC

In Re: Your File No. 518421
McClaran/TBD

ATTORNEY'S CERTIFICATE

Pursuant to your request, we have examined:

Supplemental Abstract No. 518421, certified through 2 pages, covering the surface only of the captioned premises, last certified to October 1, 2018 at 7:00 A.M. by Smith Brothers Abstract & Title Co., LLC; Supplemental Abstract No. 173191, certified through 113 pages, covering the surface only of the captioned premises, last certified to January 14, 2015 at 6:00 A.M. by Pawhuska Abstract & Title Co.; Abstract No. 173191, certified through 233 pages, covering the surface only of the captioned premises, last certified to January 14, 2015 at 6:00 A.M. by Pawhuska Abstract & Title Co.; Abstract No. 173191, certified through 101 pages, covering the surface only of the captioned premises, last certified to January 14, 2015 at 6:00 A.M. by Pawhuska Abstract & Title Co.; Supplemental Abstract No. A25890, certified through 7 pages, covering the surface only of the captioned premises, last certified to May 22, 1951 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Supplemental Abstract No. 104851, certified through 199 pages, covering the surface only of the captioned premises, last certified to February 6, 1991 at 6:00 A.M. by Pawhuska Abstract & Title Co.; Abstract No. A17481, certified to 160 pages, covering the surface only of the captioned premises, last certified to April 24, 1946 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Abstract No. 84525, certified through 40 pages, covering the surface only of the captioned premises, last certified to March 3, 1981 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Abstract No. 84525, certified through 70 pages, covering the surface only of the captioned premises, last certified to March 3, 1981 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Abstract No. 116287, certified through 30 pages, covering the surface only of the captioned premises, last certified to April 12, 1996 at 6:00 A.M. by Pawhuska Abstract & Title Co.; Abstract No. A17436, certified through 15 pages, covering the surface only of the captioned premises, last certified to April 24, 1946 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Abstract No. A17434, certified through 16 pages, covering the surface only of the captioned premises, last certified to April 24, 1946 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Abstract No. A17438, certified through 60 pages, covering the surface only of the captioned premises, last certified to April 24, 1946 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Supplemental Abstract No. A18857, covering the surface only of the captioned premises, last certified to October 22, 1947 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Supplemental Abstract No. A-110905,

certified through 4 pages, covering the surface only of the captioned premises, last certified to November 17, 1993 at 6:00 A.M. by Pawhuska Abstract & Title Co.; Supplemental Abstract No. A17792, certified through 34 pages, covering the surface only of the captioned premises, last certified to April 29, 1947 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Abstract No. 126064, certified through 55 pages, covering the surface only of the captioned premises, last certified to September 20, 1999 at 6:00 A.M. by Pawhuska Abstract & Title Co.; Abstract No. A-21192, certified through 61 pages, covering the surface only of the captioned premises, last certified to January 6, 1949 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Transcript of Abstract of Proceedings had in Osage County District Court Case No. PB-2010-21, styled In the Matter of the Estate of Richard C. Smith, Deceased, dated November 21, 2011 at 6:00 A.M. by Pawhuska Abstract & Title; Supplemental Abstract No. 50614, certified through 66 pages, certified through February 18, 1965 at 7:59 A.M. by Pawhuska Abstract & Title Co.; Abstract No. 90332, certified through 207 pages, covering the surface only of the captioned premises, last certified to December 19, 1983 at 7:59 A.M. by Pawhuska Abstract & Title Co.

and find the marketable fee simple title vested in:

**Lance McClaran
and
Trisha McClaran,
and
Greg McClaran,
and
Kelly McClaran,
and
Sue McClaran,**

by right of the General Warranty Deed appearing at Page 5 of the Abstract, dated February 26, 2015, filed and recorded February 27, 2015 in Book 1578 at Page 802, from Dwight S. Bilyk and Mary Pat Bilyk a/k/a Mary P. Bylik, husband and wife, to Lance McClaran, Trisha McClaran, Greg McClaran, Kelly McClaran and Sue McClaran, affecting the following described real property, to-wit:

Lot 4 (SW/4 SW/4) and that portion of the S/2 of Section 19, lying South and West of County Road 4801;

Lot 1 (NW/4 NW/4)

LESS AND EXCEPT the following described tract:

Beginning 78 feet East of the Northwest corner of said Section 30; Thence West 78 feet of the Northwest corner of Lot 1 (NW/4 NW/4); Thence South 1315.28 feet to the Southwest corner of Lot 1 (NW/4 NW/4); Thence East 594.7 feet to

the West line of County Road; Thence Northerly along the West line of County Road to the Point Beginning.

Lot 4 (SW/4 SW/4) and SE/4 SW/4 and SW/4 SE/4;

LESS AND EXCEPT the following described tract:

Beginning at a point on the West line of said Section 30, said point being N 0°46'24"W 684.11 feet from the Southwest corner of said Section 30; Thence N 0°46'24"W along said West line 637.41 feet to the Northwest corner of said Lot 4 (SW/4 SW/4); Thence N 89°40'12"E along the North line of said Lot 4 (SW/4 SW/4) 470 feet to the West line of County Road; Thence Southerly along the West line of said County Road to the Point of Beginning.

NE/4 and NW/4 SE/4 and Lot 2 (SW/4 NW/4) and Lot 3 (NW/4 SW/4) and SE/4 NW/4 and NE/4 NW/4 and NE/4 SW/4 LESS that part lying West of Osage County Highway No. 3 ALL IN Section 30;

Lot 1 (NW/4 NW/4) and Lot 2 (SW/4 NW/4) and Lot 3 (NW/4 SW/4) and Lot 4 (SW/4 SW/4) and the E/2 NW/4 and the NE/4 and the NE/4 SW/4 and N/2 NE/4 SE/4 SW/4 and the N/2 S/2 NE/4 SE/4 SW/4 and the N/2 SE/4 SE/4 and the N/2 N/2 S/2 SE/4 SE/4 and the N/2 N/2 SE/4 SW/4 SE/4 and the NE/4 SW/4 SE/4 and the N2 NW/4 SW/4 SE/4 and the N/2 S/2 NW/4 SW/4 SE/4 and the N/2 SE/4 ALL IN Section 31;

SW/4 NW/4 and W/2 NW/4 SW/4 and NW/4 SW/4 SW/4 and N/2 N/2 SW/4 SW/4 SW/4 ALL in Section 32;

ALL IN Township 29 North, Range 10 East of the Indian Meridian, Osage County, State of Oklahoma.

Subject to the following:

1. Mortgages or Deeds of Trust:

Appearing at Page 8 of the Abstract is Mortgage, dated February 13, 2015, filed and recorded February 27, 2015 in Book 1578 at Page 805, from Greg & Kelly McClaran, husband and wife, and Lance & Trisha McClaran, husband and wife, and Sue McClaran, a single woman, to Security State Bank, in the original consideration of various amounts.

2. Judgments: None.

3. Mechanic's and Materialmen's Liens: None.

4. Oil & Gas Leases or Other Leases: N/A

Smith Brothers Abstract & Title Co., LLC

October 10, 2018

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5. **Mineral Conveyances or Reservations:** N/A

6. **Easements:**

The captioned premises is subject to statutory section line road easements.

Appearing at Page 3 of the Abstract is an Assignment, dated December 14, 1950, filed and recorded January 20, 1951 in Book 66 at Page 416, in favor of Sinclair Pipe Line Company, which may affect the captioned premises.

Appearing at Page 103 of the Abstract is a U.S. Army Engineer District Map, filed and recorded September 23, 1977 in Book 507 at Page 203.

Appearing at Page 125 of the Abstract is an Assignment, dated May 1, 1978, filed and recorded July 13, 1978 in Book 535 at Page 439, in favor of Bow Pipe Line Company, which may affect the captioned premises.

Appearing at Page 186 of the Abstract is an Assignment, dated May 1, 1978, filed and recorded July 6, 1978 in Book 534 at Page 459, in favor of Bow Pipe Line Company, which may affect the captioned premises.

Appearing at Page 189 of the Abstract is a Cathodic Protection Facility Easement, dated April 30, 1990, filed and recorded May 24, 1990 in Book 773 at Page 372, in favor of Bow Pipeline Company, which may affect the captioned premises.

Appearing at Page 133 of the Abstract is an Easement, dated February 21, 1949, filed and recorded February 21, 1949 in Book 2 at Page 252, in favor of the County of Osage, which may affect the captioned premises.

Appearing at Page 165 of the Abstract is an Easement, dated _____, filed and recorded February 7, 1949 in Book 2 at Page 244, in favor of the County of Osage, which may affect the captioned premises.

Appearing at Page 11 of the Abstract is a Right of Way, dated May 2, 1923, filed and recorded June 28, 1923 in Book 24 at Page 185, in favor of Prairie Pipe Line Company, which may affect the captioned premises.

Appearing at Page 55 of the Abstract is an Easement, dated _____, filed and recorded January 10, 1949 in Book 2 at Page 234, in favor of the County of Osage, which may affect the captioned premises.

Appearing at Page 9 of the Abstract is an Easement, dated _____, filed and recorded December 29, 1928 in Book 36 at Page 333, in favor of F.H. Russell and Mildred Lea Russell, which may affect the captioned premises.

Smith Brothers Abstract & Title Co., LLC

October 10, 2018

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Appearing at Page 12 of the Abstract is a Right of Way, dated May 11, 1923, filed and recorded June 28, 1923 in Book 24 at Page 174, in favor of Prairie Pipe Line Company, which may affect the captioned premises.

Appearing at Page 26 of the Abstract is a Conveyance, Assignment and Bill of Sale, dated December 1, 1998, filed and recorded August 9, 1999 in Book 994 at Page 633, in favor of EOTT Energy Pipeline Limited Partnership, which may affect the captioned premises.

Appearing at Page 1 of the Abstract is an Assignment, dated ____, filed and recorded November 15, 2004 in Book 1203 at Page 860, in favor of Plains Pipeline, L.P., which may affect the captioned premises.

Appearing at Page 50 of the Abstract is a Memorandum of Transfer, dated October 18, 1999, filed and recorded November 2, 1999 in Book 1002 at Page 41, in favor of Sea Breeze Communication Company, which may affect the captioned premises.

Appearing at Page 53 of the Abstract is an Assignment of Right of Way, dated November 10, 1999, filed and recorded November 30, 1999 in Book 1004 at Page 175, in favor of OGC Pipeline, L.L.C., which may affect the captioned premises.

Appearing at Page 57 of the Abstract is a Correction Assignment of Right of Way, dated November 21, 2008, filed and recorded January 9, 2009 in Book 1420 at Page 856, in favor of Sierra Pipeline, LLC, which may affect the captioned premises.

Appearing at Page 93 of the Abstract is an Assignment of Right of Way, dated July 13, 2012, filed and recorded July 24, 2012 in Book 1491 at Page 643, in favor of TransPetro Pipeline, LLC, which may affect the captioned premises.

Appearing at Page 137 of the Abstract is a U.S. Army Engineer District Map, filed and recorded September 23, 1977 in Book 507 at Page 265, which may affect the captioned premises.

7. **Are there effective restrictions in deeds, Plats or Dedications?**

Appearing at Page 188 of the Abstract is a Notice of Subdivision Regulations Resolution.

Appearing at Page 198 of the Abstract is an Affidavit, dated November 30, 1990, filed and recorded December 13, 1990 in Book 784 at Page 858, which may affect the captioned premises.

Appearing at Page 167 of the Abstract is an Affidavit, dated ____, filed and recorded February 13, 1969 in Book 278 at Page 105, pertaining to school districts which may affect the captioned premises.

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Appearing at Page 216 of the Abstract is a Notice of Subdivision Regulations, Osage County Zoning Ordinance and Flood Prevention Ordinance.

8. **Taxes, State, County, City and School, paid up to and including the year 2017:**

All relevant personal property taxes and ad valorem taxes for 2017, and all prior years, are shown to be paid, stricken or extinguished.

9. **Assessments: Special levies paid up to and including the year 2017:** None.

10. **Other Tax Liens: Estate and income taxes, Federal or State, corporation and franchise taxes, social security, or other:** None.

11. **Area & Boundaries:** County of Osage, Oklahoma.

12. **Is The Title Marketable?** Yes, subject to the following:

1. The above mortgage should be released of record.
2. A determination should be made of the marital status of the record owners and reflected on the closing documents. If married, a lien check should be made on their spouses and they should be made parties to the closing documents. If single, the closing documents should so reflect.
3. The records of the U. S. District Court and the U. S. Bankruptcy Court should be checked insofar as the record owners are concerned to determine that nothing adverse has been filed of record.
4. You should perform a Uniform Commercial Code Search on the record owners and captioned premises to determine if there are any such filings affecting the captioned premises, which should be terminated of record.
5. Subject to the easements and restrictive covenants enumerated above.
6. This opinion is limited to a review of the surface rights only.

13. **Does the property have a legal right of access?** Yes.

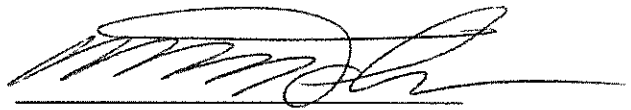
SO FAR AS KNOWN TO THE UNDERSIGNED, THERE IS NO DISPUTE AMONG ATTORNEYS OF THE LOCAL BAR AS TO THE VALIDITY OF THIS TITLE.

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Undersigned certifies that, subject to the information above, the title is clear of any other exceptions and encumbrances and hereby authorizes the issuance of the title policy binder or title policy as requested as of the 1st day of October, 2018 at 7:00 A.M. to the above mentioned property subject to the above mentioned exceptions.

MICHAEL B. TOLSON, P.C.

Title Examiner:



Michael B. Tolson
OBA No. 14334

MBT/et