

LAND AUCTION

Overlooking Skiatook Lake in Osage County, Oklahoma



440[±] acres

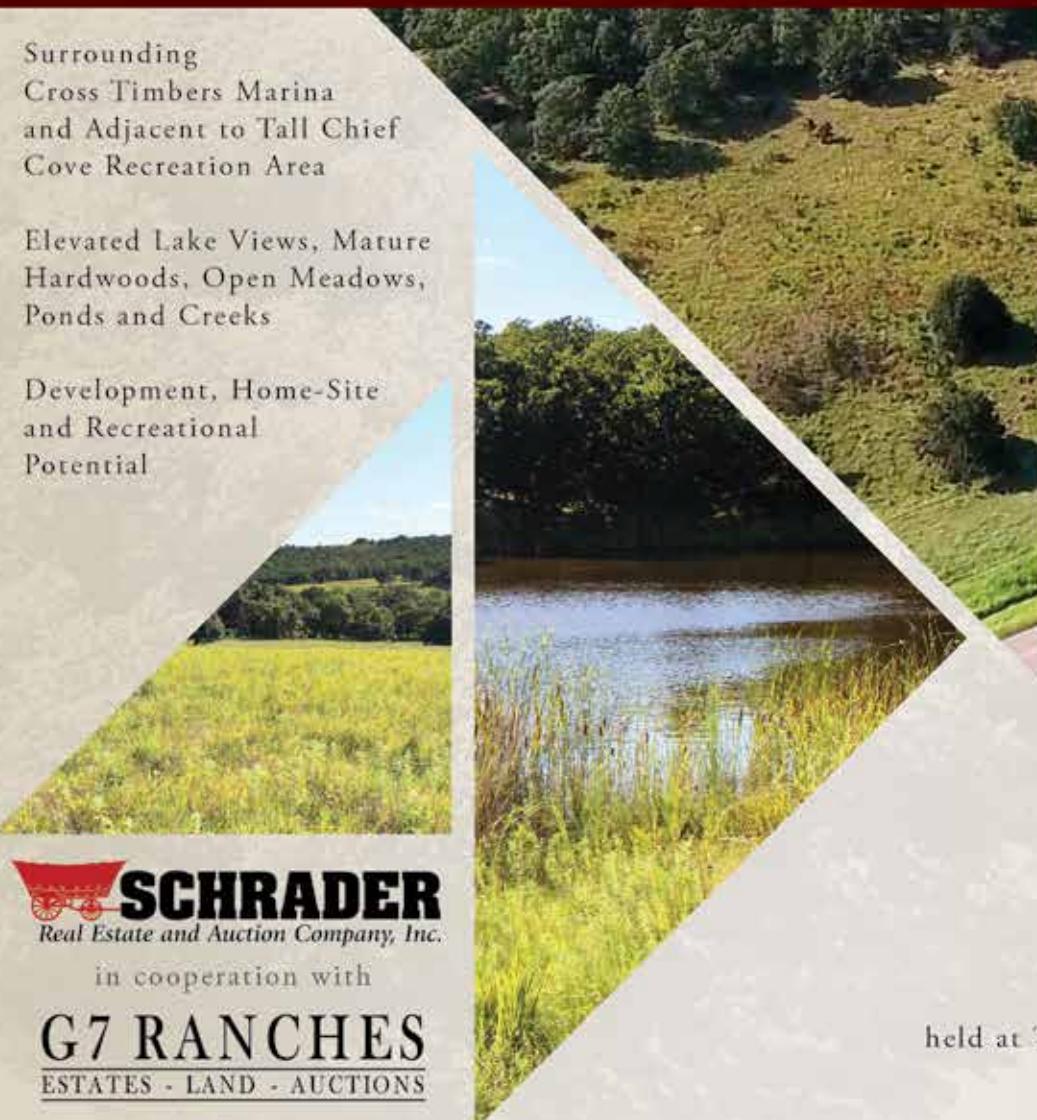
offered in 17 tract
from 10[±] to 61[±] acres

INFORMATION BOOKLET

Surrounding
Cross Timbers Marina
and Adjacent to Tall Chief
Cove Recreation Area

Elevated Lake Views, Mature
Hardwoods, Open Meadows,
Ponds and Creeks

Development, Home-Site
and Recreational
Potential



**TUESDAY,
SEPTEMBER 27
AT 6:30PM**

 **SCHRADER**
Real Estate and Auction Company, Inc.

in cooperation with

G7 RANCHES
ESTATES - LAND - AUCTIONS

held at The Springs Event Venue, Sperry, OK
online bidding available

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

BRENT WELLINGS • 972-768-5165 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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An aerial photograph of a dense forest with a dirt road winding through it. The text is overlaid on the center of the image.

TRACT DESCRIPTIONS

TRACT DESCRIPTIONS

440± acres
offered in 17 tracts
from 3± to 102± acres

This ranch is a unique opportunity to acquire an attractive combination of land with development, home-site and recreational potential surrounding Cross Timbers Marina and adjacent to Tall Chief Cove Recreation Area on Skiatook Lake. Featuring a blend of elevated lake view ridges, with elevations to 950 feet, mature hardwoods, open meadows, ponds and creeks this property has a diversity of terrain attractive to many different Buyers. We have parceled the property in a manner that allows Buyers to pursue individual parcels or a combination of tracts that best fit their needs!

Tract One: 14± acres with approximately 1,200 feet of frontage along Marina Drive. This tract is adjacent to Cross Timbers Marina and has potential for development or an individual home-site.

Tract Two: "Swing Tract" 40± acres with approximately 1,700 feet of frontage along Corps of Engineers/US Government land, which fronts Skiatook Lake. Tract Two has an elevated ridgeline which traverses diagonally through the tract and offers outstanding topography for future development or a private estate.

Tract Three: 11± acres on the corner of Lake Rd and Tall Chief Cover Rd, heavily wooded with great elevation.

Tract Four: 11± acres with approximately 500 feet of frontage along Tall Chief Cove Rd, this parcel is heavily wooded and easily has navigable topography.

Tract Five: 11± acres with approximately 500 feet of frontage along Tall Chief Cove Rd, this parcel consists of a nice ridgeline and wet weather creek running along the north side.

Tract Six: 11± acres with over 500 feet of frontage along Tall Chief Cove Rd with a nice level topography along the road.

Tract Seven: 10 + acres with Tall Chief Cove Rd frontage on two sides, this parcel is heavily woods and easily accessible from different locations.

Tract Eight: 17± acres on the corner of Lake Rd and Tall Chief Cove Rd. This parcel is heavily wood, has great topography changes and features a clear, deep pond on the southern on of the tract.

Tract Nine: 15± acres with over 500 feet of frontage along Tall Chief Cove Rd. This tract is level along the roadside of tapers toward the south into a deep creek bottom on the adjacent tract.

Tract Ten: 15± acres with over 500 feet of frontage along Tall Chief Cove Rd. This parcel is very level on the northeastern corner and tapers to the south overlook a beautiful creek bottom.

Tract Eleven: 102± acres with over 1,900 feet of contiguous fence line with the Tall Chief Cover Recreation Area. This parcel offers an outstanding opportunity for a unique recreational tract and has many suitable home-sites.

Tract Twelve: 24± acres with over 1,000 feet of frontage along Lake Rd. This parcel features a combination of open meadow, a nice pond, mature hardwoods and level topography.

Tract Thirteen: 50± acres with frontage along Lake Road and over 1,300 feet of the highest ridgeline on the entire ranch, reaching 950 feet. Terrific vistas of the lake, mature hardwoods, a small pond and some open pasture create an attractive combination of features on this parcel.

Tract Fourteen: 61± acres with frontage along Lake Road and over 2,000 feet of the highest ridgeline on the entire ranch, reaching 950 feet. This parcel has some wonderful vistas of the surrounding landscape, including the lake of meadows to the south. These views combined with open pastureland and mature hardwoods make an exceptional recreational, home-site or development tract.

Tract Fifteen: 30± acres with approximately 800 feet of frontage along Lake Road. This parcel has a combination of open pasture, mature hardwoods and a great ridge line running along the western side.

Tract Sixteen: 15± acres with approximately 900 feet of frontage along Lake Road. This parcel is a combination open meadows, a small wet weather creek and mature hardwoods.

Tract Seventeen: 3± acre rectangular parcel with approximately 700 feet of frontage along Lake Road and is mostly mature hardwood timber.

Auction Terms & Conditions:

AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 17 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction.

The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing or as soon thereafter as any applicable lease agreements expire.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Property is located with Osage County, all minerals are owned by the Osage Tribal Nation.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known

prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

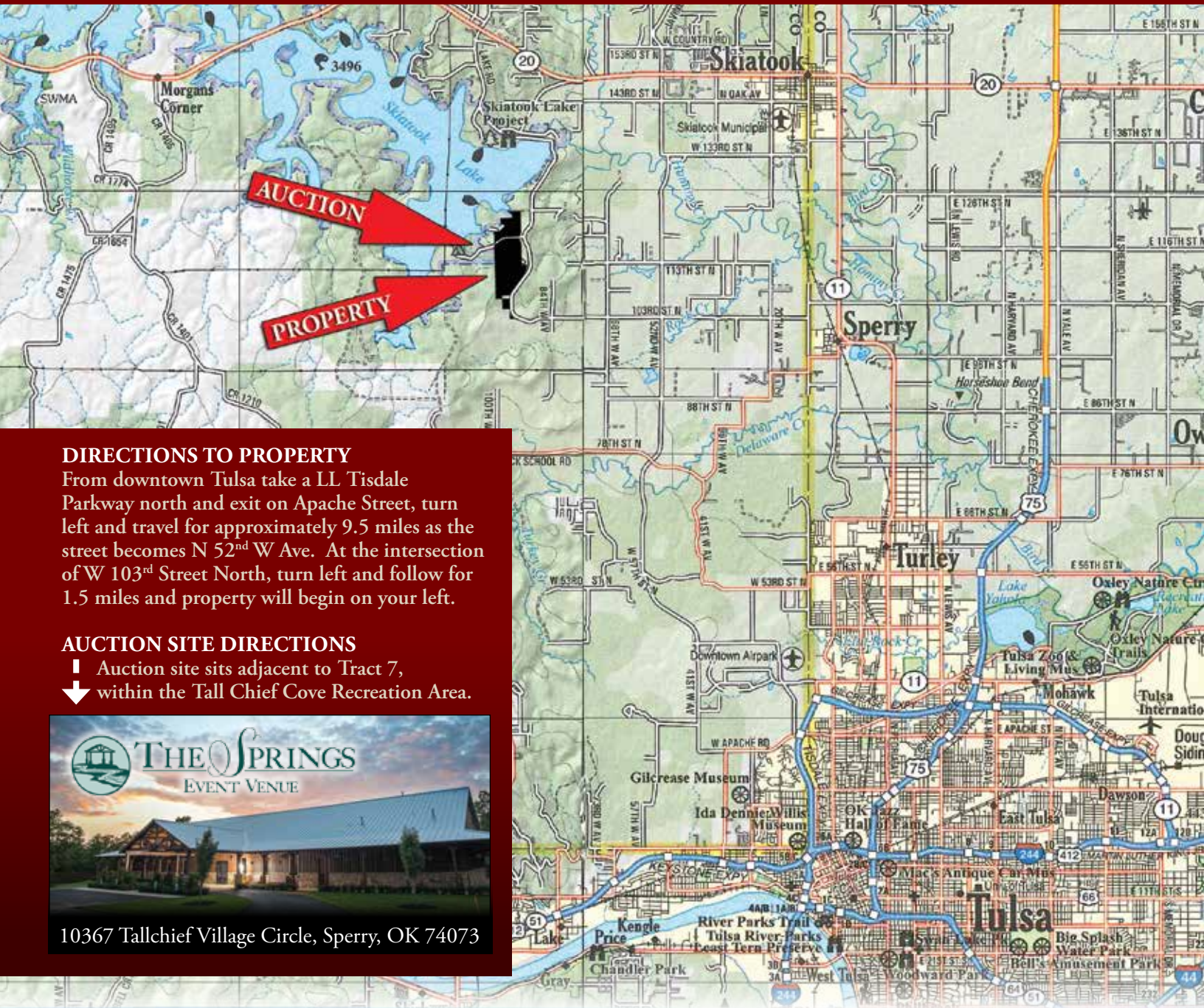
NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

SELLER: The Drummond Family

An aerial photograph of a dense forest with a dirt road winding through it. The text 'LOCATION MAP' is overlaid in the center.

LOCATION MAP

LOCATION MAP



DIRECTIONS TO PROPERTY

From downtown Tulsa take a LL Tisdale Parkway north and exit on Apache Street, turn left and travel for approximately 9.5 miles as the street becomes N 52nd W Ave. At the intersection of W 103rd Street North, turn left and follow for 1.5 miles and property will begin on your left.

AUCTION SITE DIRECTIONS

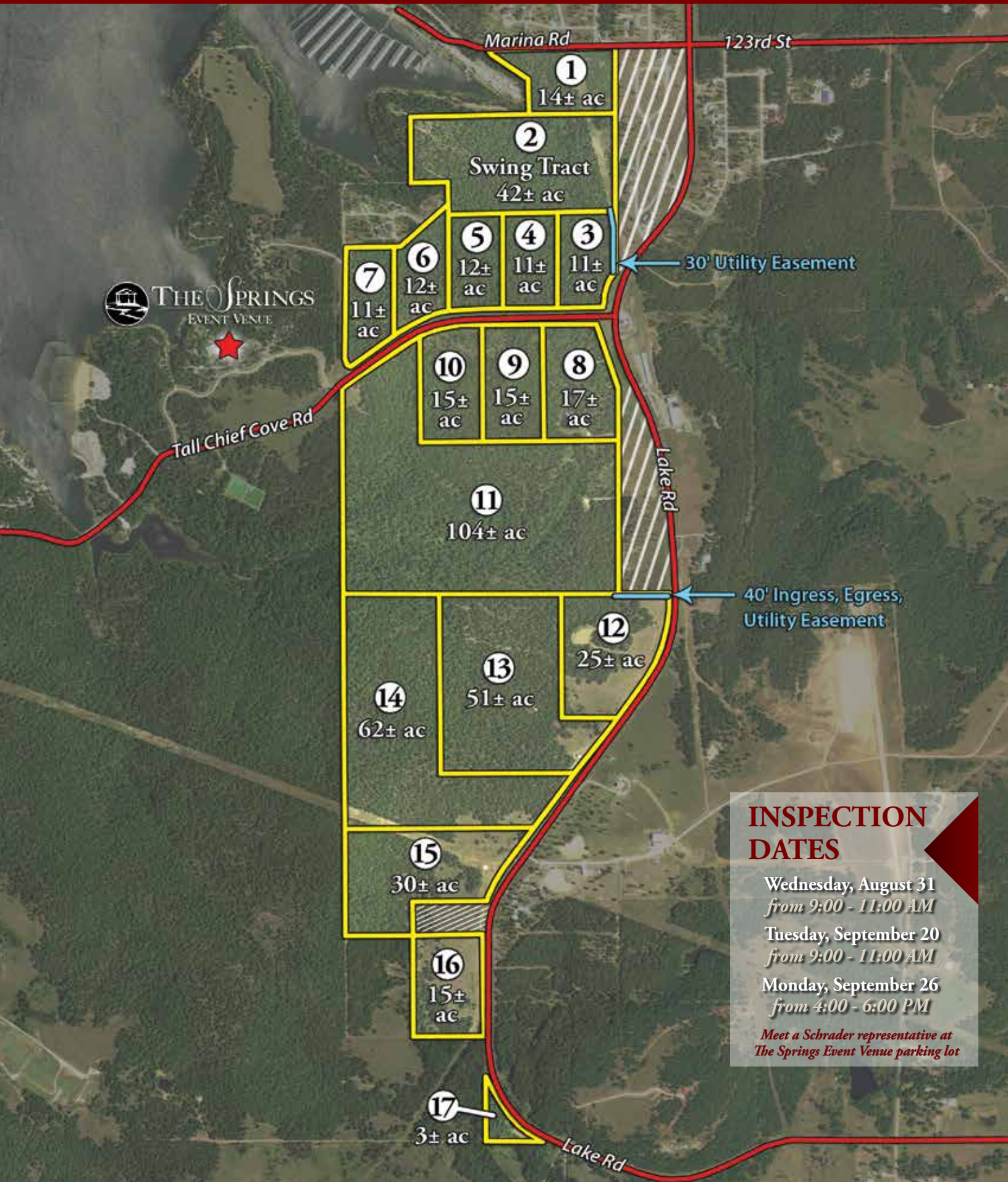
- ▮ Auction site sits adjacent to Tract 7,
- ▾ within the Tall Chief Cove Recreation Area.



10367 Tallchief Village Circle, Sperry, OK 74073

TRACT MAP

TRACT MAP



INSPECTION DATES

Wednesday, August 31
from 9:00 - 11:00 AM

Tuesday, September 20
from 9:00 - 11:00 AM

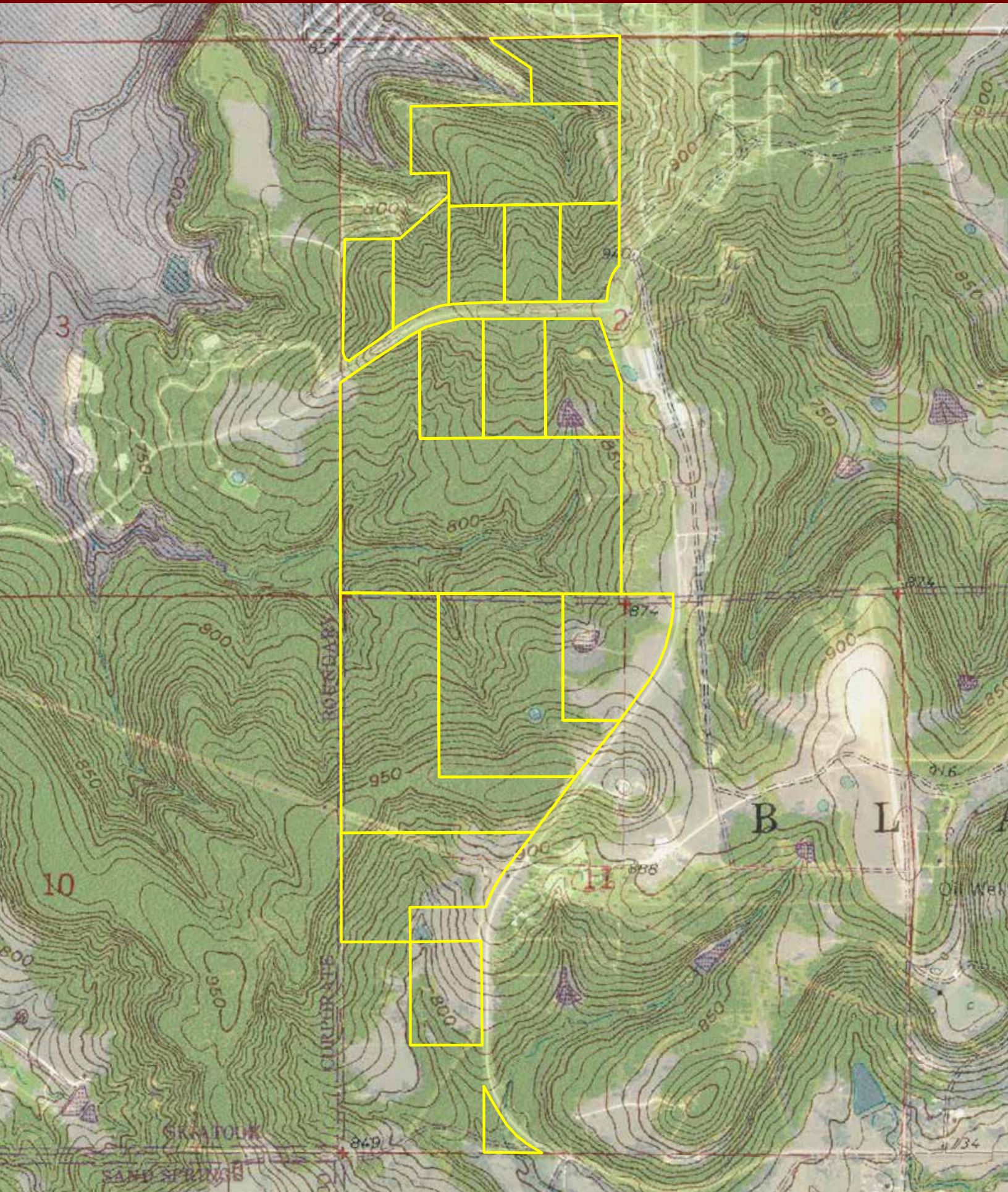
Monday, September 26
from 4:00 - 6:00 PM

*Meet a Schrader representative at
The Springs Event Venue parking lot*



TOPOGRAPHIC MAP

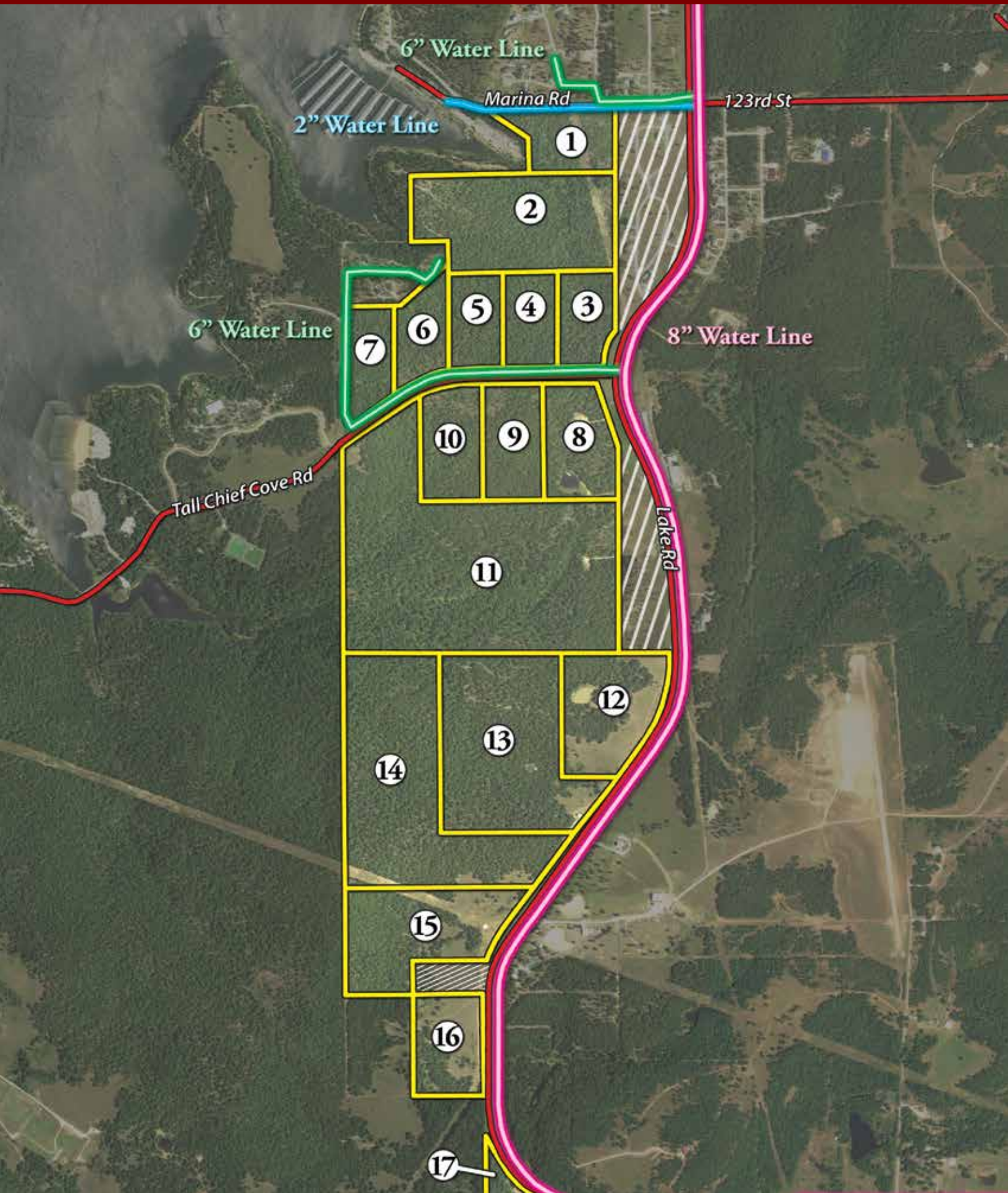
TOPOGRAPHIC MAP



An aerial photograph of a dense forest with a light-colored path or road winding through it towards a body of water in the lower right corner. The text 'WATER LINE MAP' is overlaid in the center of the image.

WATER LINE MAP

WATER LINE MAP



An aerial photograph of a dry, cracked riverbed in a desert landscape. The riverbed is a light tan color, contrasting with the darker, scrubby vegetation on either side. The cracks in the riverbed form a complex, branching pattern, indicating a lack of water. The overall scene is arid and desolate.

WATER AVAILABILITY LETTER

WATER AVAILABILITY LETTER



OSAGE COUNTY RURAL WATER DISTRICT #15

14415 N 52ND W AVE P O BOX 1029

SKIATOOK, OK 74070

Aug 22, 2016

RE: Tim Drummond
c/o Brent Wellings

To Whom It May Concern,
Water service is available for Brent Wellings, auction manager,
(16 Tap) at the following descriptions:

No Water Service is Available for Tract 2.

Water Service is Available, and No Road Bore is required for
the following tracts: Tract 1, Tract 3, Tract 4, Tract 5, Tract
6, and Tract 7.

Water Service is Available, and A Road Bore is required for the
following tracts: Tract 8, Tract 9, Tract 10, Tract 11, Tract
12, Tract 13, Tract 14, Tract 15, Tract 16, and Tract 17.

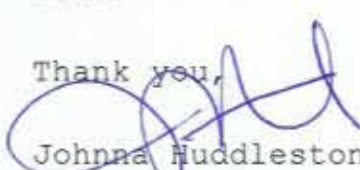
with any road bore or line extension the responsibility of the
land owner.

No water service will ever be provided without an appropriate
formal Application and all Applications are subject to all of
the District's then existing rules, regulations and bylaws.

This statement of availability is good for a period of 60 days
from today's date.

If you have any questions, please call the office at (918) 396-
2552.

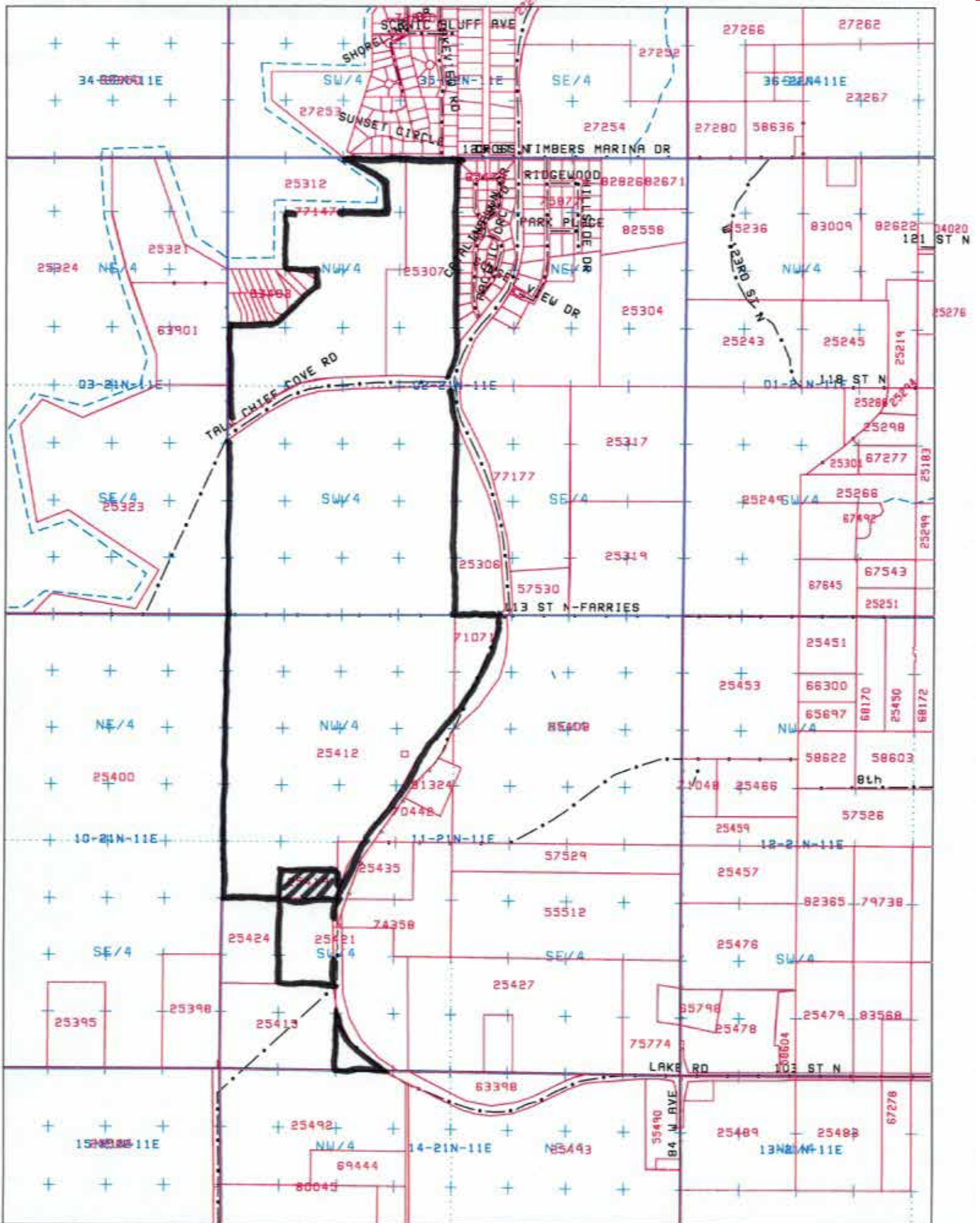
Thank you,


Johnna Huddleston
Osage County R.W.D. # 15

An aerial photograph of a forested area with a road, overlaid with a semi-transparent grid. The text "TAX PARCEL MAP" is centered in a bold, red, serif font.

TAX PARCEL MAP

TAX PARCEL MAP



TAX STATEMENTS

TAX PARCEL STATEMENTS

Make Checks Payable to:
OSAGE COUNTY TREASURER
SALLY HULSE

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Parcel ID Number
77147

(72.01 Acres)

02-021-011

Owner 32376

DRUMMOND TIMOTHY E & LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.50	3.25
VO-TECH GENERAL	8.39	2.20
VO-TECH BUILDING	5.24	1.37
COUNTY WIDE 4-MIL	4.20	1.10
SCHOOL DIST GEN	37.12	9.73
SCHOOL DIST BLDG	5.30	1.39
SCHOOL DIST SINK	23.71	6.21
FIRE DISTRICT	10.50	2.75
TOTALS	104.96	28.00

J08 SPERRY - COUNTRY C FD

Real Estate

School Dist **1008C** Tax Year **2015** Taxroll Item # **77147**

	Values
Gross Assessed	262
Exemptions	0
Net Assessed	262
Total Tax	28.00
Total Tax Payments	28.00

9/21/16
 13:56

DRC

None Due **\$0.00**

Legal Description:

(72.01 Acres)
 2-21-11 COMM AT NE/C NW-W 593' TO POB-S 1288.76'-W 229.50'-S
 1265.36' TO N R/W LN PUBLIC RD-W ALG SAID R/W 624.24'-CONT
 ALG SAID R/W ON CRV TO LEFT W/AD OF 1195.92' FOR 694.38'-S
 55 20 56 W ALG SAID R/W 642.73' TO W LN SW-N 508.81' TO NWC
 SW-N 1315.81' -E 657.68'-N 654.69'-E 1152.39'-N 322.88'-N 56 44 22 W
 588.56' TO N LN NW-E 724.65' TO POB, LESS 11.99AC

Retain this portion for your records or when paying in person bring entire statement

77147

SALLY HULSE
 OSAGE COUNTY TREASURER

Real Estate
 (72.01 Acres)

School Dist **1008C** Tax Year **2015** Taxroll Item # **77147**

Taxes became delinquent January 1, 2016. Full payment is now due. Interest is calculated at 1 1/2% per month beginning on the 16th of the month.

77147

SALLY HULSE
 OSAGE COUNTY TREASURER

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Owner 32376

DRUMMOND TIMOTHY E & LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Enter Address Changes Here

PAID IN FULL

Real Estate
 Tax Receipt

(72.01 Acres)

2-21-11 COMM AT NE/C NW-W 593' TO POB-S 1288.76'-W
 229.50'-S 1265.36' TO N R/W LN PUBLIC RD-W ALG SAID R/W
 624.24'-CONT ALG SAID R/W ON CRV TO LEFT W/AD OF
 1195.92' FOR 694.38'-S 55 20 56 W ALG SAID R/W 642.73' TO W
 LN SW-N 508.81' TO NWC SW-N 1315.81' -E 657.68'-N 654.69'-E

PAID IN FULL

School Dist **1008C** Tax Year **2015** Taxroll Item # **77147**

Payment Enclosed	
Payments	
Total Tax Due	28.00
Total	28.00
Payment	28.00
Tax Balance Due	

Payment on 12/31/15 with CHECK
 on Receipt 22001 for Taxes
 DRUMMOND LAND/11 REC/DRC
 Check# 7179

{20150077147}

W M Deputy

TAX PARCEL STATEMENTS

Make Checks Payable to:
OSAGE COUNTY TREASURER
SALLY HULSE

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Parcel ID Number
25307

(192.76 Acres)

02-021-011

Owner 32370

DRUMMOND TIMOTHY E & LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.50	3.99
VO-TECH GENERAL	8.39	3.02
VO-TECH BUILDING	5.24	1.89
COUNTY WIDE 4-MIL	4.20	1.51
SCHOOL DIST GEN	37.12	13.36
SCHOOL DIST BLDG	5.30	1.91
SCHOOL DIST SINK	23.71	8.54
FIRE DISTRICT	10.50	3.78
TOTALS	104.96	38.00

J08 SPERRY - COUNTRY C FD

Real Estate

School Dist **I008C** Tax Year **2015** Taxroll Item # **25307**

	Values
Gross Assessed	360
Exemptions	0
Net Assessed	360
Total Tax	38.00
Total Tax Payments	38.00

9/21/16
 13:56

DRC

None Due **\$0.00**

Legal Description:
 (192.76 Acres)
 2-21-11 LOTS 3 & 4, LESS 36.19AC TO USA, SW & S/2 NW LESS
 7.68AC, LESS .10AC IN SE NW, LESS 84AC IN W/2-1/2INT

Retain this portion for your records or when paying in person bring entire statement

25307

SALLY HULSE
 OSAGE COUNTY TREASURER

Real Estate
 (192.76 Acres)

School Dist **I008C** Tax Year **2015** Taxroll Item # **25307**

Taxes became delinquent January 1, 2016. Full payment is now due. Interest is calculated at 1 1/2% per month beginning on the 16th of the month.

25307

SALLY HULSE
 OSAGE COUNTY TREASURER

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Owner 32370

DRUMMOND TIMOTHY E & LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Enter Address Changes Here

PAID IN FULL

Real Estate
Tax Receipt
 (192.76 Acres)

2-21-11 LOTS 3 & 4, LESS 36.19AC TO USA, SW & S/2 NW LESS
 7.68AC, LESS .10AC IN SE NW, LESS 84AC IN W/2-1/2INT

PAID IN FULL

School Dist **I008C** Tax Year **2015** Taxroll Item # **25307**

Payment Enclosed	
Payments	
Total Tax Due	38.00
Total	38.00
Payment	38.00
Tax Balance Due	

Payment on 12/31/15 with CHECK
 on Receipt 22003 for Taxes
 DRUMMOND LAND/11 REC/DRC
 Check# 7179

{20150025307#~}

TAX PARCEL STATEMENTS

Make Checks Payable to:
OSAGE COUNTY TREASURER
SALLY HULSE

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Parcel ID Number
25412

(157.82 Acres)

11-021-011

Owner 45008

DRUMMOND LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.50	6.69
VO-TECH GENERAL	8.39	5.45
VO-TECH BUILDING	5.24	3.40
COUNTY WIDE 4-MIL	4.20	2.73
SCHOOL DIST GEN	37.12	24.09
SCHOOL DIST BLDG	5.30	3.44
SCHOOL DIST SINK	23.71	15.39
FIRE DISTRICT	10.50	6.81
TOTALS	104.96	68.00

J08 SPERRY - COUNTRY C FD

Real Estate

School Dist Tax Year Taxroll Item #
I008C 2015 25412

	Values
Gross Assessed	649
Exemptions	0
Net Assessed	649
Total Tax	68.00
Total Tax Payments	68.00

9/21/16
 13:56

DRC

None Due \$0.00

Legal Description:
 (157.82 Acres)
 11-21-11 NW LESS 4.73AC CO RD, LESS 12.34AC, LESS .11AC, N/2
 NE NW SW, NW NW SW

Retain this portion for your records or when paying in person bring entire statement

25412

SALLY HULSE
 OSAGE COUNTY TREASURER

Real Estate
 (157.82 Acres)

School Dist Tax Year Taxroll Item #
I008C 2015 25412

Taxes became delinquent January 1, 2016. Full payment is now due. Interest is calculated at 1 1/2% per month beginning on the 16th of the month.

25412

SALLY HULSE
 OSAGE COUNTY TREASURER

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Owner 45008

DRUMMOND LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Enter Address Changes Here

PAID IN FULL

Real Estate
 Tax Receipt

(157.82 Acres)

11-21-11 NW LESS 4.73AC CO RD, LESS 12.34AC, LESS .11AC,
 N/2 NE NW SW, NW NW SW

PAID IN FULL

School Dist Tax Year Taxroll Item #
I008C 2015 25412

Payment Enclosed	
Payments	
Total Tax Due	68.00
Total	68.00
Payment	68.00
Tax Balance Due	

Payment on 12/31/15 with CHECK
 on Receipt 26073 for Taxes
 LADD DRUMMOND/95 REC/DRC
 Check# 880

{20150025412f~

W M Deputy

TAX PARCEL STATEMENTS

Make Checks Payable to:
OSAGE COUNTY TREASURER
SALLY HULSE

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Parcel ID Number
25421

(40.6 Acres)

11-021-011

Owner 32370

DRUMMOND TIMOTHY E & LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.50	1.08
VO-TECH GENERAL	8.39	0.88
VO-TECH BUILDING	5.24	0.55
COUNTY WIDE 4-MIL	4.20	0.44
SCHOOL DIST GEN	37.12	3.90
SCHOOL DIST BLDG	5.30	0.56
SCHOOL DIST SINK	23.71	2.49
FIRE DISTRICT	10.50	1.10
TOTALS	104.96	11.00

J08 SPERRY - COUNTRY C FD

Real Estate

School Dist **I008C** Tax Year **2015** Taxroll Item # **25421**

	Values
Gross Assessed	105
Exemptions	0
Net Assessed	105
Total Tax	11.00
Total Tax Payments	11.00

9/21/16
 13:56

DRC

None Due **\$0.00**

Legal Description:

(40.6 Acres)
 11-21-11 S/2 SW NE SW, W/2 SE SW, W/2 W/2 E/2 SE SW LESS
 4.4AC, SE NW SW, N/2 NE SW SW-1/2INT

Retain this portion for your records or when paying in person bring entire statement

25421

SALLY HULSE
OSAGE COUNTY TREASURER

Real Estate
 (40.6 Acres)

School Dist **I008C** Tax Year **2015** Taxroll Item # **25421**

Taxes became delinquent January 1, 2016. Full payment is now due. Interest is calculated at 1 1/2% per month beginning on the 16th of the month.

25421

SALLY HULSE
OSAGE COUNTY TREASURER

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Owner 32370

DRUMMOND TIMOTHY E & LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Enter Address Changes Here

PAID IN FULL

Real Estate
Tax Receipt

(40.6 Acres)

11-21-11 S/2 SW NE SW, W/2 SE SW, W/2 W/2 E/2 SE SW LESS
 4.4AC, SE NW SW, N/2 NE SW SW-1/2INT

PAID IN FULL

School Dist **I008C** Tax Year **2015** Taxroll Item # **25421**

Payment Enclosed	
Payments	
Total Tax Due	11.00
Total	11.00
Payment	11.00
Tax Balance Due	

Payment on 12/31/15 with CHECK
 on Receipt 22004 for Taxes
 DRUMMOND LAND/11 REC/DRC
 Check# 7179

{20150025421e~}

W M Deputy_____

TAX PARCEL STATEMENTS

Make Checks Payable to:
OSAGE COUNTY TREASURER
SALLY HULSE

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Parcel ID Number
71071

(8.82 Acres)

11-021-011

Owner 45008

DRUMMOND LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.50	0.50
VO-TECH GENERAL	8.39	0.31
VO-TECH BUILDING	5.24	0.19
COUNTY WIDE 4-MIL	4.20	0.16
SCHOOL DIST GEN	37.12	1.37
SCHOOL DIST BLDG	5.30	0.20
SCHOOL DIST SINK	23.71	0.88
FIRE DISTRICT	10.50	0.39
TOTALS	104.96	4.00

J08 SPERRY - COUNTRY C FD

Real Estate

School Dist Tax Year Taxroll Item #
I008C 2015 71071

	Values
Gross Assessed	37
Exemptions	0
Net Assessed	37
Total Tax	4.00
Total Tax Payments	4.00

9/21/16
 13:56

DRC

None Due \$0.00

Legal Description:

(8.82 Acres)
 11-21-11 BEG AT NW/4 NE-E 515.76' TO W R/W LN OF CO RD-SW
 ALG CURVE TO RIGHT W/RADIUS OF 1382.39' FOR 100.03'-S 9 57
 53 W 192.42'-S 12 01 16 W 192.42'-SW ALG CURVE TO RIGHT
 W/RADIUS OF 1382.39' FOR 392.48'-S 35 15 36 W 414.18' TO W LN
 NE-N 1130.18' TO POB

Retain this portion for your records or when paying in person bring entire statement

71071

SALLY HULSE
 OSAGE COUNTY TREASURER

Real Estate
 (8.82 Acres)

School Dist Tax Year Taxroll Item #
I008C 2015 71071

Taxes became delinquent January 1, 2016. Full payment is now due. Interest is calculated at 1 1/2% per month beginning on the 16th of the month.

71071

SALLY HULSE
 OSAGE COUNTY TREASURER

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Owner 45008

DRUMMOND LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Enter Address Changes Here

PAID IN FULL

Real Estate
 Tax Receipt

(8.82 Acres)

11-21-11 BEG AT NW/4 NE-E 515.76' TO W R/W LN OF CO RD-SW
 ALG CURVE TO RIGHT W/RADIUS OF 1382.39' FOR
 100.03'-S 9 57 53 W 192.42'-S 12 01 16 W 192.42'-SW ALG
 CURVE TO RIGHT W/RADIUS OF 1382.39' FOR 392.48'-S 35 15
 36 W 414.18' TO W LN NE-N 1130.18' TO POB

PAID IN FULL

School Dist Tax Year Taxroll Item #
I008C 2015 71071

Payment Enclosed

Payments
 Total Tax Due 4.00

Total 4.00

Payment 4.00

Tax Balance Due

Payment on 12/31/15 with CHECK
 on Receipt 26091 for Taxes
 LADD DRUMMOND/95 REC/DRC
 Check# 880

{20150071071V~

W M Deputy

TAX PARCEL STATEMENTS

Make Checks Payable to:
OSAGE COUNTY TREASURER
SALLY HULSE

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Parcel ID Number
71072

(1.53 Acres)

11-021-011

Owner 45008

DRUMMOND LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.50	0.06
VO-TECH GENERAL	8.39	0.08
VO-TECH BUILDING	5.24	0.05
COUNTY WIDE 4-MIL	4.20	0.04
SCHOOL DIST GEN	37.12	0.37
SCHOOL DIST BLDG	5.30	0.05
SCHOOL DIST SINK	23.71	0.24
FIRE DISTRICT	10.50	0.11
TOTALS	104.96	1.00

J08 SPERRY - COUNTRY C FD

Real Estate

School Dist **1008C** Tax Year **2015** Taxroll Item # **71072**

	Values
Gross Assessed	10
Exemptions	0
Net Assessed	10
Total Tax	1.00
Total Tax Payments	1.00

9/21/16
 13:56

DRC

None Due **\$0.00**

Legal Description:

(1.53 Acres)
 11-21-11 BEG AT NW/C OF NE SW-E 285.22' TO R/W OF CO RD-S 35
 15 36 W ALG R/W 148.13'-ALG CURVE TO LEFT W/RADIUS OF
 1004.93' FOR 640. 19' TO W LN NE SW-N 717.86' TO POB

Retain this portion for your records or when paying in person bring entire statement

71072

SALLY HULSE
 OSAGE COUNTY TREASURER

Real Estate
 (1.53 Acres)

School Dist **1008C** Tax Year **2015** Taxroll Item # **71072**

Taxes became delinquent January 1, 2016. Full payment is now due. Interest is calculated at 1 1/2% per month beginning on the 16th of the month.

71072

SALLY HULSE
 OSAGE COUNTY TREASURER

PO BOX 1569
 PAWHUSKA, OK. 74056
 TELEPHONE: (918) 287-3101

Owner 45008

DRUMMOND LADD A
 532 KIHEKAH
 PAWHUSKA OK 74056-0000

Enter Address Changes Here

PAID IN FULL

Real Estate
 Tax Receipt

(1.53 Acres)

11-21-11 BEG AT NW/C OF NE SW-E 285.22' TO R/W OF CO
 RD-S 35 15 36 W ALG R/W 148.13'-ALG CURVE TO LEFT
 W/RADIUS OF 1004.93' FOR 640. 19' TO W LN NE SW-N 717.86'
 TO POB

PAID IN FULL

School Dist **1008C** Tax Year **2015** Taxroll Item # **71072**

Payment Enclosed

Payments	
Total Tax Due	1.00
Total	1.00
Payment	1.00
Tax Balance Due	

Payment on 12/31/15 with CHECK
 on Receipt 26092 for Taxes
 LADD DRUMMOND/95 REC/DRC
 Check# 880

{20150071072E~

W M Deputy

TITLE OPINION

TITLE OPINION

A. General Warranty Deed from Timothy E. Drummond, Ladd Alexander Drummond, a/k/a Ladd A. Drummond, Holly Elizabeth Drummond Anderson and Kimberly Ann Drummond Thomas.

B. Mortgage from a proposed buyer to a lender to be determined.

3. **MORTGAGES:**

None shown of record.

4. **TAXES:**

2015 and prior ad valorem taxes paid.

5. **EASEMENTS AND RESTRICTIONS:**

All assessments and taxes for the year 2014 and all subsequent years, and any taxes or assessments levied subsequent to the date of the abstractor's certificate.

Rights of owners of severed mineral interests, their respective lessees, successors and assigns; rights or claims of parties in possession not shown by the public records; and liens or rights thereto not shown in the public records.

Statutory section line road right of ways.

The Resolution Opening Section Line (page 60 #201577), filed April 4, 1978, recorded in Book 526 at Page 213.

The Dedication Deed (page 61 #201577) to County of Osage, Oklahoma, dated December 30, 1981, filed January 4, 1982, recorded in Book 609 at Page 344.

The Channel Easement (page 62 #201577) to County of Osage, dated December 30, 1981, filed January 4, 1982, recorded in Book 609 at Page 345.

The Osage County Utility Permit (page 81 #201577) to Sapulpa Municipal Authority, dated December 11, 1989, filed January 2, 1990, recorded in Book 0765 at Page 858.

The Notice of Transfer of Assets and Liabilities (page 82 #201577) to Osage County, Oklahoma Rural Water District #15, dated December 18, 1989, filed January 10, 1990, recorded in Book 0766 at Page 411.

The Journal Entry of Judgment granting right of way (page 85 #201577) Case No. C-90-448, filed April 12, 1995, recorded in Book 0876 at Page 0520.

TITLE OPINION

The Warranty Deed (page 88s #201442) from Ronald D. Wilson and Cynthia M. Wilson to Ladd A. Drummond dated December 31, 2004 and recorded on December 31, 2004 in Book 1208 at Page 861 includes a small tract of land located along the West line of Lake Road in the NW/4 of Section 11, Township 21 North, Range 11 East and labeled as Tract IV which was formerly dedicated for road purposes and subsequently re-conveyed to the owners of that portion of the NW/4 of Section 11, Township 21 North, Range 11 East West of Lake Road.

It is my opinion that this land will be included in the auction, therefore, supplemental abstract #201442 should be re-certified to include said tract.

DESCRIPTION OF PROPERTY:

The SE/4 NW/4 SW/4 and the N/2 NE/4 SW/4 SW/4 and that part of SW/4 SE/4 SW/4 lying South and West of Lake Road, All in Section Eleven (11), Township Twenty-one (21) North, Range Eleven (11) East of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof.

MATTERS EXAMINED: Abstract of Title certified continuously from sovereignty to 9/16/2016 at 7:00AM, by SMITH BROTHERS, Certificate No. 201577.

The undersigned attorney, ROBERT E. PARKER, OBA #6897 hereby certifies that after examination of the above-described materials, it is his opinion (subject to the Requirements and Exceptions, below) that the marketable record **FEE SIMPLE** title to the property described above, as defined in the Title Standards of the Oklahoma Bar Association, was as of of June 16, 1995 (page 89 #201577; page 93 #201577); March 14, 2001 (page 102 #201577) October 6, 2014 (page 164 #201577) vested in:

Timothy E. Drummond (1/4 interest); Ladd Alexander Drummond, a/k/a Ladd A. Drummond (1/4 interest); Holly Elizabeth Drummond Anderson (1/4 interest) and Kimberly Ann Drummond Thomas (1/4 interest)

REQUIREMENTS to be complied with, defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record as a part of closing but, in any event, before any policy of title insurance could be issued without exception thereto.

1. Payment to, for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:

TITLE OPINION

The Dedication Deed (page 127b #99711) to County of Osage, Oklahoma, dated December 30, 1981, filed January 4, 1982, recorded in Book 009 at Page 348.

The Assignment of Easements (page 5s #201442) to Sun Pipe Line Company, dated March 10, 1998, filed March 13, 1998, recorded in Book 0948 at Page 0324.

The Dedication Deed (page 25s #201442) to County of Osage, Oklahoma, dated December 30, 1981, filed January 4, 1982, recorded in Book 609 at Page 350.

The Report of Commissioners No. C-90-464 (page 44s #201442), dated December 26, 1990, filed December 26, 1990 in the District Court of Osage County, State of Oklahoma; Amended Report of Commissioners No. C-90-464 (page 49s #201442) dated April 5, 1991, filed April 5, 1991 in the District Court of Osage County, State of Oklahoma.

The Waterline Easement (page 58s #201442) to The Sand Springs Municipal Authority and the City of Sapulpa, Oklahoma, dated May 22, 1991, filed May 31, 1991, recorded in Book 0793 at Page 0389.

The Waterline Easement (page 62s #201442) to The Sand Springs Municipal Authority and the City of Sapulpa, Oklahoma, dated May 22, 1991, filed May 31, 1991, recorded in Book 0793 at Page 0393/

The Right of Way Easement (page 66s #201442) to S.A.R. Water Corporation, dated October 18, 1985, filed April 9, 1999, recorded in Book 983 at Page 132.

The Right of Way Easement Agreement (page 69s #201442) to Williams Communications, Inc., dated August 5, 1999, filed October 4, 1999, recorded in Book 0999 at Page 0442.

The Notice of Utilities (page 72s #201442) by City of Sapulpa, filed September 19, 2002, recorded in Book 1102 at Page 426.

6. OTHER MATTERS:

A determination as to the marital status of the present owner must be made, and if married, his spouse must join in the execution of the conveyance.

Captioned property is subject to assessments by Rural Water District #15, Osage and Tulsa Counties.

At closing have the records of the U. S. Bankruptcy Court for the Northern District of Oklahoma checked to insure that nothing adverse has been filed.

TITLE OPINION

Rights of owners of severed mineral interests, their respective lessees, successors and assigns; rights or claims of parties in possession not shown by the public records; and liens or rights thereto not shown in the public records.

The statutory section line road right of ways.

The Right of Way Agreement (page 9b #104951) to Great Lakes Pipe Line Company, dated May 1, 1930, filed February 17, 1931, recorded in Book 41 of Misc. at Page 56; Conveyance and Assignment (page 12b #104951) to Williams Brothers Pipe Line Company, dated March 15, 1966, filed April 5, 1966, recorded in Book 217 at Page 54; Partial Release and Grant of Right of Way (page 14b #104951) to David L. Wilson and Sara M. Wilson, dated April 19, 1990, filed June 18, 1990, recorded in Book 0774 at Page 697; Partial Assignment of Easements (page 8s #201442) to Sun Pipe Line Company, dated March 10, 1998, filed March 13, 1998, recorded in Book 0948 at Page 0328; Assignment and Conveyance (page 14s #201442) to Williams Pipe Line Company, LLC, dated September 23, 2002, filed September 24, 2002, recorded in Book 1103 at Page 91; Confirmatory Conveyance and Assignment (page 74s #201442) to Sunoco Pipeline L.P., dated January 31, 2002, filed February 9, 2012, recorded in Book 1475 at Page 0281

The Easement (page 11b #104951) to Great Lakes Pipe Line Company, dated June 19, 1933, filed July 15, 1933, recorded in Book 44 of Misc. at Page 362; Conveyance and Assignment (page 12b #104951) to Williams Brothers Pipe Line Company, dated March 15, 1966, filed April 5, 1966, recorded in Book 217 at Page 54.

The Report of Commissioners No. 23849 (Page 29b #104951) , dated October 26, 1967, filed November 29, 1967, recorded in Book 252 at Page 18.

The Dedication Deed (Page 54b #104951) to County of Osage, Oklahoma, dated December 30, 1981, filed January 4, 1982, recorded in Book 609 at Page 351.

The Osage County Utility Permit (page 61b #104951) to Sapulpa Municipal Authority, dated December 29, 1989, filed January 2, 1990, recorded in Book 0765 at Page 0858.

The Notice of Transfer of Assets and Liabilities (page 62b #104951) to Osage County, Oklahoma Rural Water District #15, dated December 18, 1989, filed January 10, 1990, recorded in Book 0766 at Page 411.

The Easement for Public Road (page 64b #104951) to County of Osage, Oklahoma, dated May 14, 1990, filed November 7, 1990, recorded in Book 0783 at Page 214.

The Dedication Deed (page 126b #99711) to County of Osage, Oklahoma, dated December 20, 1981, filed January 4, 1982, recorded in Book 009 at Page 344.

TITLE OPINION

MATTERS EXAMINED: Abstract of Title certified continuously from sovereignty to 8/31/2016 at 7:00AM, by SMITH BROTHERS, Certificate No. 201442;104951;99711;75173;49632.

The undersigned attorney, ROBERT E. PARKER, OBA #6897 hereby certifies that after examination of the above-described materials, it is his opinion (subject to the Requirements and Exceptions, below) that the marketable record **FEE SIMPLE** title to the property described above, as defined in the Title Standards of the Oklahoma Bar Association, was as of December 31, 2004 (page 88s #201442) vested in:

Ladd A. Drummond

REQUIREMENTS to be complied with, defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record as a part of closing but, in any event, before any policy of title insurance could be issued without exception thereto.

1. Payment to, for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - A. General Warranty Deed from Ladd A. Drummond to a proposed buyer for consideration.
 - B. Mortgage from a proposed buyer to a lender to be determined.
3. **MORTGAGES:**

Mortgage dated December 31, 2004, filed December 31, 2004 from Ronald D. Wilson and Cynthia M. Wilson, husband and wife to Dale Toedt and Jo Ann Toedt and Joseph B. Evans Jr. and Jean D. Evans, recorded in Book 1208 at Page 858 in the amount of \$676,765.00.
4. **TAXES:**

2015 and prior ad valorem taxes paid.
5. **EASEMENTS AND RESTRICTIONS:**

All assessments and taxes for the year 2014 and all subsequent years, and any taxes or assessments levied subsequent to the date of the abstractor's certificate.

TITLE OPINION

30'00" and a radius of 1004.93 feet, a distance of 640.19 feet to a common point of tangent to the curve and also being the west line of said NE/4 SW/4; Thence N 01 deg. 14'24"W 717.86 feet to the Point of Beginning.

AND

NW/4 and N/2 NE/4 NW/4 SW/4 and NW/4 NW/4 SW/4 of Section Eleven (11), Township Twenty-one (21) North, Range Eleven (11) East of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof.

LESS AND EXCEPT the following 2 tracts:

A tract of land in the SE/4 NW/4 of Section Eleven (11), Township Twenty-one (21) North, Range Eleven (11) East of the Indian Base Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Southeast corner of the NW/4 of said Section 11; Thence S 88 deg. 57'55"W along the South line thereof a distance of 907.90 feet to a point on the East right-of-way line of a county road; Thence N 35 deg. 15'36"E a distance of 787.05 feet; Thence N 44 deg. 43'20"E a distance of 304.14 feet; Thence N 35 deg. 15'36"E a distance of 200.00 feet; Thence N 21 deg. 13'26"E a distance of 206.16 feet; Thence N 35 deg. 15'36"E a distance of 43.43 feet to a point on the East line of the NW/4 of said Section 11; Thence S 1 deg. 07'31"E a distance of 1,317.84 feet to the Point of Beginning.

AND

A tract of land in the NW/4 of Section Eleven (11), Township Twenty-one (21) North, Range Eleven (11) East of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows:

Beginning at a point of the South line of the NW/4 of Section 11, 1031.98 feet West of the Southeast corner thereof; Thence N 35 deg. 15'36"E a distance of 760.49 feet; Thence N 28 deg. 08'06"E a distance of 403.11 feet; Thence N 42 deg. 23'06"E a distance of 36.55 feet to the Point of Beginning; Thence N 47 deg. 36'54"W a distance of 75.0 feet; Thence N 42 deg. 23'06"E a distance of 65.0 feet; Thence S 47 deg. 36'54"E a distance of 75.0 feet; Thence S 42 deg. 23'06"W a distance of 65.0 feet to the Point of Beginning.

TITLE OPINION

6. OTHER MATTERS:

A determination as to the marital status of the present owners must be made, and if married, the spouses must join in the execution of the conveyance. It appears that Timothy E. Drummond is married to Melissa Drummond and Ladd A. Drummond is married to Ann Marie Drummond. If no longer married as aforesaid, there may be additional requirements.

Captioned property is subject to assessments by Rural Water District #15, Osage County.

At closing have the records of the U. S. Bankruptcy Court for the Northern District of Oklahoma checked to insure that nothing adverse has been filed.

DESCRIPTION OF PROPERTY:

A tract of land in the NW/4 NE/4 of Section Eleven (11), Township Twenty-one (21) North, Range Eleven (11) East of the Indian Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Northwest corner of the NE/4 of Section 11; Thence N 86 deg. 12'42"E along the North line thereof a distance of 515.76 feet to a point on the West right-of-way line of a county road and a point on a curve; Thence in a Southwesterly direction along a curve to the right having a radius of 1,382.39 feet and a central angle of 4 deg. 08'46" a distance of 100.03 feet to a point on the curve; Thence S 9 deg. 57'53"W a distance of 192.42 feet; Thence S 12 deg. 01'16"W a distance of 192.42 feet to a point on a curve; Thence in a Southwesterly direction along a curve to the right having a radius of 1,382.39 feet and a central angle of 16 deg. 16'02" a distance of 392.48 feet to the Point of Tangency; Thence S 35 deg. 15'36"W a distance of 414.18 feet to a point on the West line of the NE/4 of said Section 11; Thence N 1 deg. 07'31"W a distance of 1,130.18 feet to the Point of Beginning.

AND

A tract of land in the W/2 W/2 NE/4 SW/4 of Section Eleven (11), Township Twenty-one (21) North, Range Eleven (11) East of the Indian Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows:

Beginning at the Northwest corner of the NE/4 SW/4 of Section 11; Thence N 88 deg. 57'55"E 285.22 feet to a point on the Westerly right-of-way of the New County Highway; Thence S 35 deg. 15'36"W along said Westerly right-of-way 148.13 feet to a point of curvature; Thence along a curve to the left with a central angle of 36 deg.

TITLE OPINION

The Osage County Utility Permit (page 123b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0922.

The Osage County Utility Permit (page 127b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0926.

The Osage County Utility Permit (page 131b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0930.

The Osage County Utility Permit (page 135b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0934.

The Osage County Utility Permit (page 139b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0943.

The Osage County Utility Permit (page 143b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0947.

The Right of Way Easement (page 147b #150639) to Osage County Rural Water District #15, dated December 14, 1994, filed January 9, 1995, recorded in Book 0871 at Page 0325.

The Right of Way Easement (page 149b #150639) to Osage County Rural Water District #15, dated December 14, 1994, filed January 9, 1995, recorded in Book 0871 at Page 0329.

The Journal Entry of Judgment granting waterline easement (page 151b #150639) Case No. C-90-448, filed April 12, 1995, recorded in Book 0876 at Page 0520.

The Easement for Public Highway (page 203b #150639) to County of Osage, dated June 14, 2004, filed June 14, 2004, recorded in Book 1186 at Page 55.

The Confirmatory Conveyance and Assignment (page 36s #201564) to Sunoco Pipeline L.P. dated January 31, 2002, filed February 9, 2012, recorded in Book 1475 at Page 0281.

TITLE OPINION

and Conveyance (page 58b #150639) to Williams Pipe Line Company, LLC, dated September 23, 2002, filed September 24, 2002, recorded in Book 1103 at Page 91.

The Telephone and Telegraph Line Easement (page 69b #105639) to Great Lakes Pipe Line Company of Ponca City, Oklahoma, dated March 3, 1931, filed September 30, 1931, recorded in Book 42 of Misc. at Page 82.

The Tree Trimming Permit (page 83b #150639) to Great Lakes Pipe Line Company, dated May 20, 1953, filed June 25, 1953, recorded in Book 70 of Misc. at Page 175.

The Flowage Easement as contained in Notice of Pendency of Condemnation Suit Civil Action No. 74-C-147 (page 90b #150639), filed April 10, 1974, recorded in Book 410 at Page 90; and as contained in Judgment Civil Action No. 74-C-147 (page 93b #150639) filed May 27, 2005, recorded in Book 1225 at Page 759.

The Dedication Deed (page 97b #150639) to County of Osage, Oklahoma, dated December 20, 1981, filed January 4, 1982, recorded in Book 609 at Page 353.

The Dedication Deed (page 97b #150639) to County of Osage, Oklahoma, dated December 20, 1981, filed January 4, 1982, recorded in Book 609 at Page 353.

The Dedication Deed (page 99b #150639) to County of Osage, Oklahoma, dated February 28, 1983, filed February 20, 1983, recorded in Book 0631 at Page 138.

The Easement (page 105b #105639) to County of Osage, dated October 15, 1984, filed October 16, 1984, recorded in Book 0664 at Page 263.

The Resolution Declaring Section Line Open (page 106b #105639), dated September 14, 1987, filed September 15, 1987, recorded in Book 0721 at Page 120.

The Notice of Transfer of Assets and Liabilities (page 118b #150639) to Osage County, Oklahoma Rural Water District #15, dated December 18, 1989, filed January 10, 1990, recorded in Book 0766 at Page 411.

The Osage County Utility Permit (page 120b #150639) to Sapulpa Municipal Authority, dated December 29, 1989, filed January 2, 1990, recorded in Book 0765 at Page 858.

The Osage County Utility Permit (page 121b #150639) to Sand Springs Municipal Authority, dated December 29, 1989, filed January 2, 1990, recorded in Book 0765 at Page 860.

The Osage County Utility Permit (page 122b #150639) to Sand Springs Municipal Authority, dated September 10, 1990, filed September 11, 1990, recorded in Book 0779 at Page 521.

TITLE OPINION

1. Payment to, for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - A. General Warranty Deed from Timothy E. Drummond, Ladd A. Drummond, a/k/a Ladd Alexander Drummond, Kimberly Ann Drummond Thomas and Holly Elizabeth Drummond Anderson to a proposed buyer for consideration.
 - B. Mortgage from a proposed buyer to a lender to be determined.

3. **MORTGAGES:**

None shown of record.

4. **TAXES:**

2015 and prior ad valorem taxes paid.

5. **EASEMENTS AND RESTRICTIONS:**

All assessments and taxes for the year 2016 and all subsequent years, and any taxes or assessments levied subsequent to the date of the abstractor's certificate.

Rights of owners of severed mineral interests, their respective lessees, successors and assigns; rights or claims of parties in possession not shown by the public records; and liens or rights thereto not shown in the public records.

The statutory section line road right of ways.

The Right of Way Agreement (page 32b #150639) to Great Lakes Pipe Line Company, dated November 1, 1930, filed February 17, 1931, recorded in Book 41 of Misc. at Page 44; Conveyance and Assignment (page 34b #150639) to Williams Brothers Pipe Line Company, dated March 15, 1966, filed April 5, 1966, recorded in Book 217 at Page 54; Partial Release and Grant of Right of Way (page 36b #150639) to Charles R. Drummond and Thomas E. Drummond, filed February 7, 1995, recorded in Book 0873 at Page 0102; Partial Assignment of Easements (page 39b #150639) to Sun Pipe Line Company, dated March 10, 1998, filed March 13, 1998, recorded in Book 0948 at Page 0328; Assignment of Easements (page 43b #150639) to Sun Pipe Line Company, dated March 10, 1998, filed March 13, 1998, recorded in Book 0948 at Page 0324; Perpetual Non-Exclusive Assignment of Easement (page 46b #150639) to Williams Communication, Inc., dated October 5, 1999, filed October 8, 1999, recorded in Book 1000 at Page 98 and Re-filed (page 50b #150639) December 10, 1999, re-recorded in Book 1005 at Page 184; Assignment

TITLE OPINION

AND

A tract of land lying in Lot 3 (NE/4 NW/4) and Lot 4 (NW/4 NW/4) and S/2 NW/4 and NW/4 SW/4 of Section 2, Township 21 North, Range 11 East of the Indian Meridian, Osage County, State of Oklahoma, more particularly described as follows:

Commencing at the Northeast corner of said NW/4; Thence S89°53'30"W along the North line of said NW/4 for a distance of 593.00 feet to the True Point of Beginning; Thence S00°22'12"W and parallel to the East line of said NW/4 for a distance of 1288.76 feet; Thence S89°06'58"W for a distance of 229.50 feet; Thence S00°22'12"W for a distance of 1265.36 feet to a point on the North right of way line of a public road (filed of record in Book 609 page 353); Thence S89°07'27"W along said R.O.W. for a distance of 624.24 feet; Thence continuing along said R.O.W. on a curve to the left with an arc length of 704.52 feet, with a radius of 1195.92 feet, with a chord bearing of S72°13'32"W, with a chord length of 694.38 feet; Thence S55°20'56"W along said R.O.W. for a distance of 642.73 feet to a point on the West line of said SW/4; Thence N00°27'19"E for a distance of 508.81 feet to the Northwest corner of said SW/4; Thence N00°17'57"E along the West line of said NW/4 for a distance of 1315.81 feet; Thence N89°10'07"E for a distance of 657.68 feet; Thence N00°23'01"E for a distance of 654.69 feet; Thence N89°33'16"E for a distance of 1152.39 feet; Thence N00°24'40"E for a distance of 322.88 feet; Thence N56°44'22"W for a distance of 588.56 feet to a point on the North line of said NW/4; Thence N89°53'30"E for a distance of 724.65 feet to the True Point of Beginning.

MATTERS EXAMINED: Abstract of Title certified continuously from sovereignty to 09/15/2016 at 7:00AM, by SMITH BROTHERS, Certificate No. 150639;201564.

The undersigned attorney, ROBERT E. PARKER, OBA #6897 hereby certifies that after examination of the above-described materials, it is his opinion (subject to the Requirements and Exceptions, below) that the marketable record FEE SIMPLE title to the property described above, as defined in the Title Standards of the Oklahoma Bar Association, was as of June 16, 1995 (page 155b #150639); March 14, 2001 (page 184b #150639); June 18, 2007 (page 49s #201564); October 6, 2014 (page 101s #201564) vested in:

Timothy E. Drummond (1/4 interest); Ladd A. Drummond, a/k/a Ladd Alexander Drummond (1/4 interest); Kimberly Ann Drummond Thomas (1/4 interest); and Holly Elizabeth Drummond Anderson (1/4 interest)

REQUIREMENTS to be complied with, defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record as a part of closing but, in any event, before any policy of title insurance could be issued without exception thereto.

TITLE OPINION

DESCRIPTION OF PROPERTY:

The Southwest Quarter and Lot 3 (NE/4 NW/4) and Lot 4 (NW/4 NW/4) and S/2 NW/4 of Section Two (2), Township Twenty-one (21) North, Range 11 East of the Indian Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof.

LESS AND EXCEPT All that part of Lots 3 & 4 (N/2 NW/4) taken by U.S. A.

AND LESS AND EXCEPT the following described 3 tracts

A tract of land in the W/2 of Section Two (2), Township Twenty-one (21) North, Range Eleven (11) East of the Indian Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at the Northeast Corner of the SW/4 of said Section 2; Thence South 0°44'53" East along the East line of the said SW/4 a distance of 532.58 feet; Thence North 24°43'43" West a distance of 113.51 feet; Thence North 6°35'44" West a distance of 324.72 feet; Thence North 52°01'50" West a distance of 53.01 feet; Thence South 87°59'02" West a distance of 385 feet; Thence North 86°18'20" West a distance of 201.00 feet; Thence South 87°59'02" West a distance of 738.84 feet to a point of curvature; Thence along a curve to the left having a radius of 1095.92 feet and a central angle of 33°45'11" a distance of 645.61 feet to a point of tangency; Thence South 54°13'51" West a distance of 712.79 feet to a point on the West line of said Section 2, 630.91 feet South of the Northwest Corner of the SW/4 thereof; Thence North 0°45'14" West along said West line a distance of 122.10 feet; Thence North 54°13'51" East a distance of 642.73 feet to a point of curvature; Thence along a curve to the right having a radius of 1195.92 feet and a central angle of 33°45'11" a distance of 704.52 feet to the point of tangency; Thence North 87°59'02" East a distance of 738.84 feet; Thence North 85°07'16" East a distance of 200.25 feet; Thence North 87°59'02" East a distance of 400 feet; Thence North 37°36'42" East a distance of 63.03 feet to a point on a curve; Thence in a Northeasterly direction along a curve to the right having a radius of 1111.74 feet a distance of 106.72 feet; Thence South 77°05'29" East a distance of 50.58 feet to a point on the East line of the NW/4 of said Section 2; Thence South 0°44'53" East a distance of 199.85 feet to the Point of Beginning.

AND

A tract of land in the NW/4 of Section 2, Township 21 North, Range 11 East of the Indian Base and Meridian, Osage County, Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point on the East line of the NW/4 of said Section 2, 199.85 feet North of the Southeast Corner thereof; Thence North 77°05'29" West a distance of 50.58 feet to a point on a curve; Thence in a Northeasterly direction along a curve to the right having a radius of 1111.74 feet and a central angle of 8°17'34" a distance of 160.91 feet to a point on the East line of the NW/4 of said Section 2; Thence South 0°44'53" East a distance of 165.01 feet to the Point of Beginning.

TITLE OPINION

Information has been provided that Thomas E. Drummond is now deceased, and his probate appears in abstracts that have subsequently been provided. All of Thomas E. Drummond's interest in land in Township 21 North, Range 11 East, Osage County, Oklahoma was distributed to Kimberly Ann Drummond, n/k/a Kimberly Ann Drummond Thomas and Holly Elizabeth Drummond, n/k/a Holly Elizabeth Drummond Anderson by the Order Interpreting Will and for Partial Distribution entered on October 6, 2014 in Osage County District Court Case No. PB-2012-30, styled, *In the Matter of the Estate of Thomas E. Drummond, Deceased*, and recorded on October 9, 2014 in Book 1567 at Page 444.

Since a legal description on a deed cannot be reformed by a Surveyor's Affidavit, I require that you obtain and record a Quit Claim Deed from Kimberly Ann Drummond, n/k/a Kimberly Ann Drummond Thomas; Holly Elizabeth Drummond, n/k/a Holly Elizabeth Drummond Anderson; and their respective spouses, if any, to Timothy E. Drummond and Ladd A. Drummond, a/k/a Ladd Alexander Drummond.

Additionally, I require that the abstractor insert said probate proceedings through said Order Interpreting Will and for Partial Distribution entered on October 6, 2014 into the abstract.

Note for Informational Purposes only: Virginia L. Drummond never held legal title to the subject property, she merely executed said conveyance to release her marital interest as the spouse of Thomas E. Drummond.

I require that you obtain and record a Quit Claim Deed from Drummond Land & Cattle Co., an Oklahoma general partnership, to Ladd A. Drummond and Timothy E. Drummond in order to release any right, title, or interest it may claim in and to the subject property by virtue of its joinder in multiple mortgages which encumbered the subject property.

At (page 46 of Abstract 201441) is a Declaration of Unit Ownership Estates in Ground Leasehold Interest and Improvements executed by Statesource Development, LLC on March 26, 2009 and recorded on October 27, 2009 in Book 1402 at Page 0187. The Declaration provides that it will apply to a Phase III described on page 81. Said Phase III appears to overlap with the subject property.

Therefore, I require that the surveyor verify whether an overlap in the legal descriptions exists. If an overlap exists, I require that you obtain and record an Affidavit of Stray Instrument. If no overlap exists, I require that you obtain and record a surveyor's affidavit stating and alleging the same.

TITLE OPINION

The Journal Entry of Judgment granting waterline easement (page 151b #150639) Case No. C-90-448, filed April 12, 1995, recorded in Book 0876 at Page 0520.

The Easement for Public Highway (page 203b #150639) to County of Osage, dated June 14, 2004, filed June 14, 2004, recorded in Book 1186 at Page 55.

The Easement (page 89s #201441) to County of Osage, dated January 9, 2011, filed February 6, 2012, recorded in Book 1475 at Page 0042.

The Confirmatory Conveyance and Assignment (page 92s #201441) to Sunoco Pipeline L.P., dated January 31, 2002, filed February 9, 2012, recorded in Book 1475 at Page 0281.

Restrictive covenants and building restrictions as contained in the Agreement Regarding Land Development (page 97), dated April 18, 2012, filed April 20, 2012, recorded in Book 1482 at Page 0260, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c) and which do not provide for a forfeiture or reversion of title.

6. OTHER MATTERS:

A determination as to the marital status of the present owner must be made, and if married, the spouses must join in the execution of the conveyance. It appears that Timothy E. Drummond appears to be married to Melissa Drummond and Ladd A. Drummond appears to be married to Ann Marie Drummond. If no longer married as aforesaid, there may be additional requirements.

Captioned property is subject to assessments by Rural Water District #15, Osage County.

At closing have the records of the U. S. Bankruptcy Court for the Northern District of Oklahoma checked to insure that nothing adverse has been filed.

At (page 21 of Abstract 201441) is a Warranty Deed from Thomas E. Drummond and Virginia L. Drummond, husband and wife, to Timothy E. Drummond and Ladd A. Drummond, a/k/a Ladd Alexander Drummond dated October 27, 2006 and recorded on October 30, 2006 in Book 1288 at Page 484. The legal description attached to this deed does not match the legal description on the cover of the abstract. At (page 88 of said abstract) is a Surveyor's Affidavit which attempts to alter the legal description on said deed.

TITLE OPINION

The Resolution Declaring Section Line Open (page 106b #105639), dated September 14, 1987, filed September 15, 1987, recorded in Book 0721 at Page 120.

The Notice of Transfer of Assets and Liabilities (page 118b #150639) to Osage County, Oklahoma Rural Water District #15, dated December 18, 1989, filed January 10, 1990, recorded in Book 0766 at Page 411.

The Osage County Utility Permit (page 120b #150639) to Sapulpa Municipal Authority, dated December 29, 1989, filed January 2, 1990, recorded in Book 0765 at Page 858.

The Osage County Utility Permit (page 121b #150639) to Sand Springs Municipal Authority, dated December 29, 1989, filed January 2, 1990, recorded in Book 0765 at Page 860.

The Osage County Utility Permit (page 122b #150639) to Sand Springs Municipal Authority, dated September 10, 1990, filed September 11, 1990, recorded in Book 0779 at Page 521.

The Osage County Utility Permit (page 123b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0922.

The Osage County Utility Permit (page 127b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0926.

The Osage County Utility Permit (page 131b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0930.

The Osage County Utility Permit (page 135b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0934.

The Osage County Utility Permit (page 139b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0943.

The Osage County Utility Permit (page 143b #150639) to Osage County R.W.D. #15, dated March 5, 1993, filed March 8, 1993, recorded in Book 0829 at Page 0947.

The Right of Way Easement (page 147b #150639) to Osage County Rural Water District #15, dated December 14, 1994, filed January 9, 1995, recorded in Book 0871 at Page 0325.

The Right of Way Easement (page 149b #150639) to Osage County Rural Water District #15, dated December 14, 1994, filed January 9, 1995, recorded in Book 0871 at Page 0329.

TITLE OPINION

Rights of owners of severed mineral interests, their respective lessees, successors and assigns; rights or claims of parties in possession not shown by the public records; and liens or rights thereto not shown in the public records.

The statutory section line road right of ways.

The Right of Way Agreement (page 32b #150639) to Great Lakes Pipe Line Company, dated November 1, 1930, filed February 17, 1931, recorded in Book 41 of Misc. at Page 44; Conveyance and Assignment (page 34b #150639) to Williams Brothers Pipe Line Company, dated March 15, 1966, filed April 5, 1966, recorded in Book 217 at Page 54; Partial Release and Grant of Right of Way (page 36b #150639) to Charles R. Drummond and Thomas E. Drummond, filed February 7, 1995, recorded in Book 0873 at Page 0102; Partial Assignment of Easements (page 39b #150639) to Sun Pipe Line Company, dated March 10, 1998, filed March 13, 1998, recorded in Book 0948 at Page 0328; Assignment of Easements (page 43b #150639) to Sun Pipe Line Company, dated March 10, 1998, filed March 13, 1998, recorded in Book 0948 at Page 0324; Perpetual None-Exclusive Assignment of Easement (page 46b #150639) to Williams Communication, Inc., dated October 5, 1999, filed October 8, 1999, recorded in Book 1000 at Page 98 and Re-filed (page 50b #150639) December 10, 1999, re-recorded in Book 1005 at Page 184; Assignment and Conveyance (page 58b #150639) to Williams Pipe Line Company, LLC, dated September 23, 2002, filed September 24, 2002, recorded in Book 1103 at Page 91.

The Telephone and Telegraph Line Easement (page 69b #105639) to Great Lakes Pipe Line Company of Ponca City, Oklahoma, dated March 3, 1931, filed September 30, 1931, recorded in Book 42 of Misc. at Page 82.

The Tree Trimming Permit (page 83b #150639) to Great Lakes Pipe Line Company, dated May 20, 1953, filed June 25, 1953, recorded in Book 70 of Misc. at Page 175.

The Flowage Easement as contained in Notice of Pendency of Condemnation Suit Civil Action No. 74-C-147 (page 90b #150639), filed April 10, 1974, recorded in Book 410 at Page 90; and as contained in Judgment Civil Action No. 74-C-147 (page 93b #150639) filed May 27, 2005, recorded in Book 1225 at Page 759.

The Dedication Deed (page 97b #150639) to County of Osage, Oklahoma, dated December 20, 1981, filed January 4, 1982, recorded in Book 609 at Page 353.

The Dedication Deed (page 99b #150639) to County of Osage, Oklahoma, dated February 28, 1983, filed February 20, 1983, recorded in Book 0631 at Page 138.

The Easement (page 105b #105639) to County of Osage, dated October 15, 1984, filed October 16, 1984, recorded in Book 0664 at Page 263.

TITLE OPINION

MATTERS EXAMINED: Abstract of Title certified continuously from sovereignty to 8/31/2016 at 7:00AM, by SMITH BROTHERS, Certificate No. 201441;150639.

The undersigned attorney, ROBERT E. PARKER, OBA #6897 hereby certifies that after examination of the above-described materials, it is his opinion (subject to the Requirements and Exceptions, below) that the marketable record **FEE SIMPLE** title to the property described above, as defined in the Title Standards of the Oklahoma Bar Association, was as of June 16, 1995 (page 155b #150639; page 159b #150639; March 14, 2001 (page 184b #150639); October 27, 2006 (page 21s #201441); June 18, 2007 (page 44s #201441) vested in:

Timothy E. Drummond (1/2 interest) and Ladd A. Drummond, a/k/a Ladd Alexander Drummond (1/2 interest)

REQUIREMENTS to be complied with, defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record as a part of closing but, in any event, before any policy of title insurance could be issued without exception thereto.

1. Payment to, for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - A. General Warranty Deed from Timothy E. Drummond and Ladd A. Drummond, a/k/a Ladd Alexander Drummond to a proposed buyer for consideration.
 - B. Mortgage from a proposed buyer to a lender to be determined.

3. MORTGAGES:

None shown of record.

TAXES:

2015 and prior ad valorem taxes paid.

5. EASEMENTS AND RESTRICTIONS:

All assessments and taxes for the year 2016 and all subsequent years, and any taxes or assessments levied subsequent to the date of the abstractor's certificate.

TITLE OPINION

The Assignment of Easements (page 97 #201577) to Sun Pipe Line Company, dated March 10, 1998, filed March 13, 1998, recorded in Book 0948 at Page 0324.

The Right of Way Easement (page 100) to S.A.R. Water Corporation, dated August 3, 1985, filed April 9, 1999, recorded in Book 0983 at Page 0135.

The Notice of Utilities (page 113) by City of Sapulpa, filed September 18, 2002, recorded in Book 1102 at Page 0426.

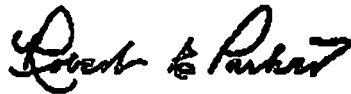
6. **OTHER MATTERS:**

A determination as to the marital status of the present owners must be made, and if married, the spouses must join in the execution of the conveyance. It appears that Timothy E. Drummond is married to Melissa Drummond and Ladd A. Drummond is married to Ann Marie Drummond. If no longer married as aforesaid, there may be additional requirements.

Captioned property is subject to assessments by Rural Water District #15, Osage County.

At closing have the records of the U. S. Bankruptcy Court for the Northern District of Oklahoma checked to insure that nothing adverse has been filed.

Title Examined September 21, 2016.



Robert E. Parker, OBA #6897
Attorney at Law
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ABS #16-3620

TITLE OPINION

ROBERT E. PARKER

Attorney at Law
8522 East 61st Street,
Tulsa, OK 74133

PRELIMINARY ATTORNEY'S CERTIFICATE AND TITLE OPINION

Surface Interest ONLY

hbo/tw

To: Schrader Real Estate and Auction Company
c/o Charissa Taylor @ Executives' Title & Escrow

File No.: 16080524
ABS No.: 16-3620

DESCRIPTION OF PROPERTY:

A tract of land lying in Lot 3 (NE/4 NW/4) and Lot 4 (NW/4 NW/4) and S/2 NW/4 and NW/4 NW/4 of Section Two (2), Township Twenty-one (21) North, Range Eleven (11) East of the Indian Meridian, Osage County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows:

Commencing at the Northeast corner of said NW/4; Thence S89°53'30"W along the North line of said NW/4 for a distance of 593.00 feet to the True Point of Beginning; Thence S00°22'12"W and parallel to the East line of said NW/4 for a distance of 1288.76 feet; Thence S89°06'58"W for a distance of 229.50 feet; Thence S00°22'12"W for a distance of 1265.19 feet to a point on the North right of way line of a public road (filed of record in Book 609 at Page 353); Thence S89°06'07"W along said R.O.W. for a distance of 624.48 feet; Thence continuing along said R.O.W. on a curve to the left with an arc length of 704.53 feet, with a radius of 1195.92 feet, with a chord bearing of S72°13'31"W, with a chord length of 694.38 feet; Thence S55°18'05"W along said R.O.W. for a distance of 642.06 feet to a point on the West line of said SW/4; Thence N00°23'11"E for a distance of 508.71 feet to the Northwest corner of said SW/4; Thence N00°17'57"E along the West line of said NW/4 for a distance of 1315.81 feet; Thence N89°10'07"E for a distance of 657.68 feet; Thence N00°23'01"E for a distance of 654.69 feet; Thence N89°33'16"E for a distance of 1152.39 feet; Thence N00°24'40"E for a distance of 322.88 feet; Thence N56°44'22"W for a distance of 588.56 feet to a point on the North line of said NW/4; Thence N89°53'30"E for a distance of 724.65 feet to the True Point of Beginning.

An aerial photograph of a property, showing a large, dense tree on the left side and a driveway leading to a building on the right. The text 'PROPERTY PHOTOS' is overlaid in the center.

PROPERTY PHOTOS





















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