



OKMULGEE COUNTY, OKLAHOMA

Iconic
ROCKIN Z RANCH AUCTION
LAND, MINERAL & PERSONAL PROPERTY

THURSDAY, APRIL 6 at 2PM
online bidding available



236 ± acres offered in 12 tracts
Indoor/Outdoor Arenas | Quality Land | Barns | Multiple Homes | Minerals

INFORMATION
Booklet



in cooperation with



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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BIDDER PRE-REGISTRATION FORM

THURSDAY, APRIL 6, 2017

236 ACRES – OKMULGEE, OKLAHOMA

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Thursday, March 30, 2017.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
236± Acres • Okmulgee, Oklahoma
Thursday, April 6, 2017

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, April 6, 2017 at 2:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, March 30, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



TRACT DESCRIPTIONS

Iconic ROCKIN Z RANCH AUCTION

236± LAND, MINERAL & PERSONAL PROPERTY

Offered in 12 Tracts | Indoor/Outdoor Arenas | Quality Land | Barns | Multiple Homes

PROPERTY DESCRIPTION: The Rockin Z Ranch, one of the most iconic horse ranches in Northeast Oklahoma, will be offered in 12 parcels from 3 to 63 acres on April 6th. Rockin Z is a quality horse ranch, with outstanding visibility and access off Highway 75 just 23 miles south of downtown Tulsa, Oklahoma. The property and improvements are well maintained and in excellent condition, including: indoor arena with office and lounge area, outdoor arenas, stud barn, vet rooms, breeding stocks, mare barn, two shop buildings, two houses, two mobile homes, multiple traps and miles of pipe fencing with a tasteful stone entryway straight off of Highway 75.

In addition to the many improvements, the ranch is comprised of 236± acres of quality land featuring ponds, hay meadows and pasture fields. The auction will feature multiple tracts of land that do not have any improvements, if you are searching for a home-site or investment opportunity without purchasing any of the ranch's unique improvements there are various options to consider for all Buyers.

TRACT 1: 3± Acres at the intersection of Highway 75 and 231st St, excellent investment opportunity on the corner of this intersection.

TRACT 2: 27± Acres that includes the mare barn with 12 stalls and individual runs, 2,090 SF 4 Bed, 2 Bath home, metal shop building, 3 bay garage, 2 ponds and multiple traps with pipe fencing. The combination of good land and existing improvements make this parcel a stand-alone opportunity for a great horse property fronting Highway 75.

TRACT 3: 43± Acres that includes the indoor arena with office and lounge area, 15 standard stalls and 8 foaling stalls, outdoor arena, shop building, 10 foaling traps, 6 individual pastures and a nice pond. Access this tract through the stone entryway and paved drive off Highway 75. Tract 3 could be a stand-alone quality horse property or could be combined with various other parcels that best fit your needs.

TRACT 4: 39± beautiful acres that features a 3± acre pond, 5 individual traps with pipe fence, metal barn with stalls and storage areas, outdoor riding arena and access directly off of Highway 75.

TRACT 5: 12± acres with access off of 231st St with great elevation overlooking the property. The parcel is fully fenced with pipe fencing on 3 sides and has pond, creating an excellent building site.

TRACT 6: 12± acres with access off of 231st St, this parcel is also has pipe fencing on 3 sides, has excellent topography and a great view to the south, another excellent building site.

TRACT 7: 20± acres with access off of 231st St. If you are looking for a slightly larger building site this parcel is a good fit, fully fenced and the pasture is in great condition with a pond in the center.

TRACT 8: 63± acres with access off of N 3920 Rd. This parcel has traditionally been used as a hay meadow for the ranch having great topography, all clean and one pond located in the back. This parcel is also fully fenced, creating an excellent investment opportunity in more acres or a potential home-site.

TRACT 9: 3± acres with a nice entryway, stone drive and mobile home that have been used as housing for ranch help through the years. The mobile has been excellently maintained, 3 Bed, 2 Bath and would make a great starter home, rental investment, or combined with other parcels to stay with the ranch.

TRACT 10: 5± acres with a recently remodeled 4 Bedroom, 2.5 Bath home that has never been lived in! The home was tastefully done with granite throughout, new appliances and large, shaded back patio with outdoor fireplace. The home also features a 2-stall garage, storm shelter and is situated on 5± acres of large oak trees. Additionally, Tract 10 includes a 3 Bed, 2 Bath mobile home that has been excellently maintained for ranch help to live in.

TRACT 11: 9± acres that includes the stud barn with breeding stocks, vet room, 3 large stalls and a rubberized floor throughout. This parcel also features 3 large runs connected to the barn, is well groomed and accessed off of N 3920 Rd. This would make an excellent parcel to combine with others or use as a building site with great improvements already in place!

TRACT 12: 30 producing net mineral acres located in the S/2, NW/4 of Section 34, Township 16 North, Range 12 East, Okmulgee County, OK. We are offering the minerals located under auction tracts 8, 9, 10 & 11 that are owned by the Sellers as a separate parcel. Buy individually or in combinations with any other auction tracts.

REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 12 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 4% 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 property shall be given at closing.

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

MINERALS: All minerals owned by seller in the S/2, NW/4 of Section 34, Township 16 North, Range 12 East, Okmulgee County, OK shall be conveyed as Auction Tract 12. All other minerals owned by Seller, if any, shall be conveyed with the land.

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.**

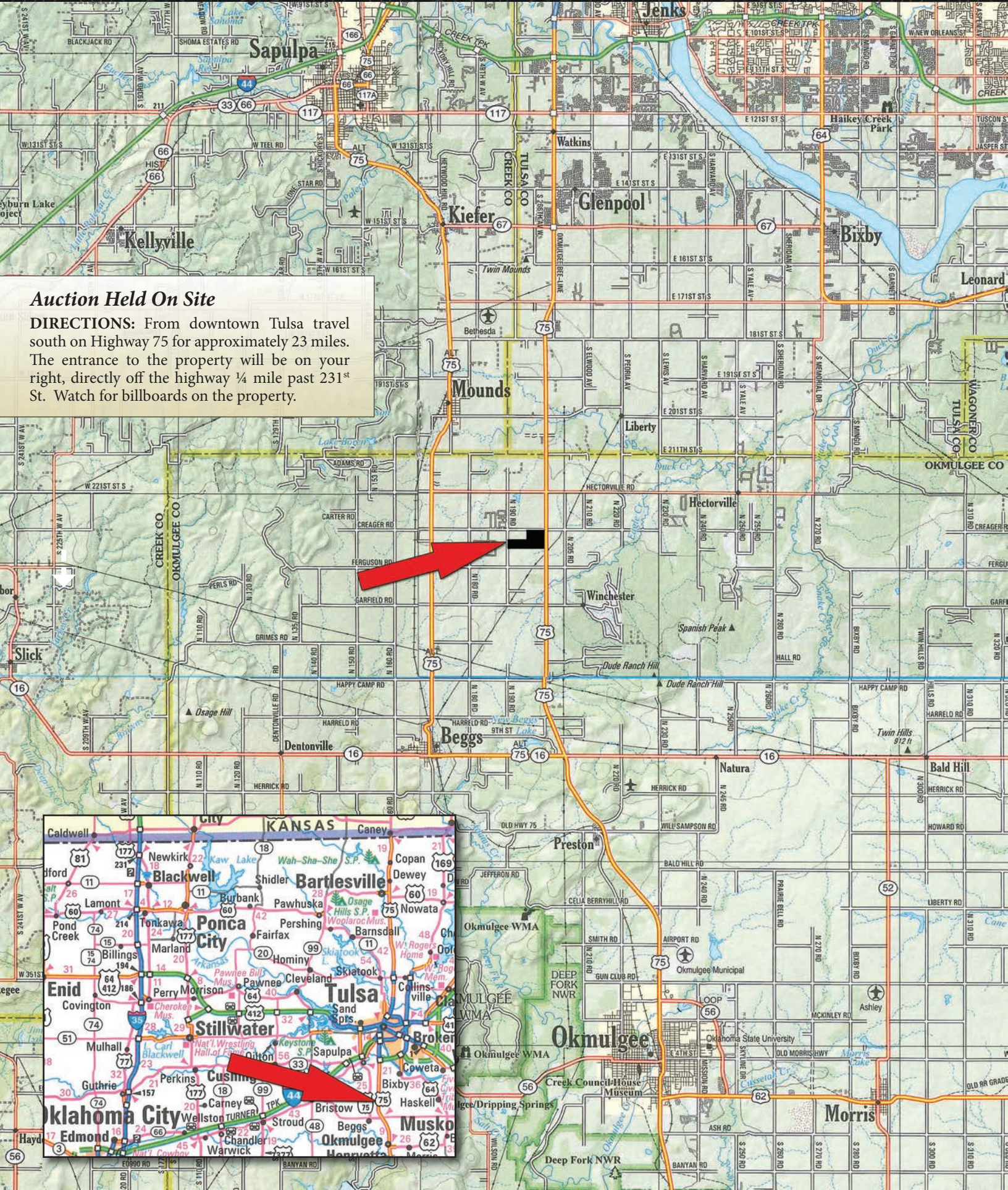
NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

OWNER: Dr. Robert Zoellner



LOCATION MAP

LOCATION MAP



Auction Held On Site

DIRECTIONS: From downtown Tulsa travel south on Highway 75 for approximately 23 miles. The entrance to the property will be on your right, directly off the highway ¼ mile past 231st St. Watch for billboards on the property.



TRACT MAP

TRACT MAP

MONDAY, FEBRUARY 27 from 2-5PM
TUESDAY, MARCH 14 from 3-6PM
SATURDAY, APRIL 1 from 3-6PM

Inspection Dates

Meet on Tract 4 at the Arena

Creager Rd

1

3± acres

2

27± acres

5

12± acres

6

12± acres

7

20± acres

3

43± acres

4

39± acres

75

Access Easement

9

5± acres

8

63± acres

11

9± acres

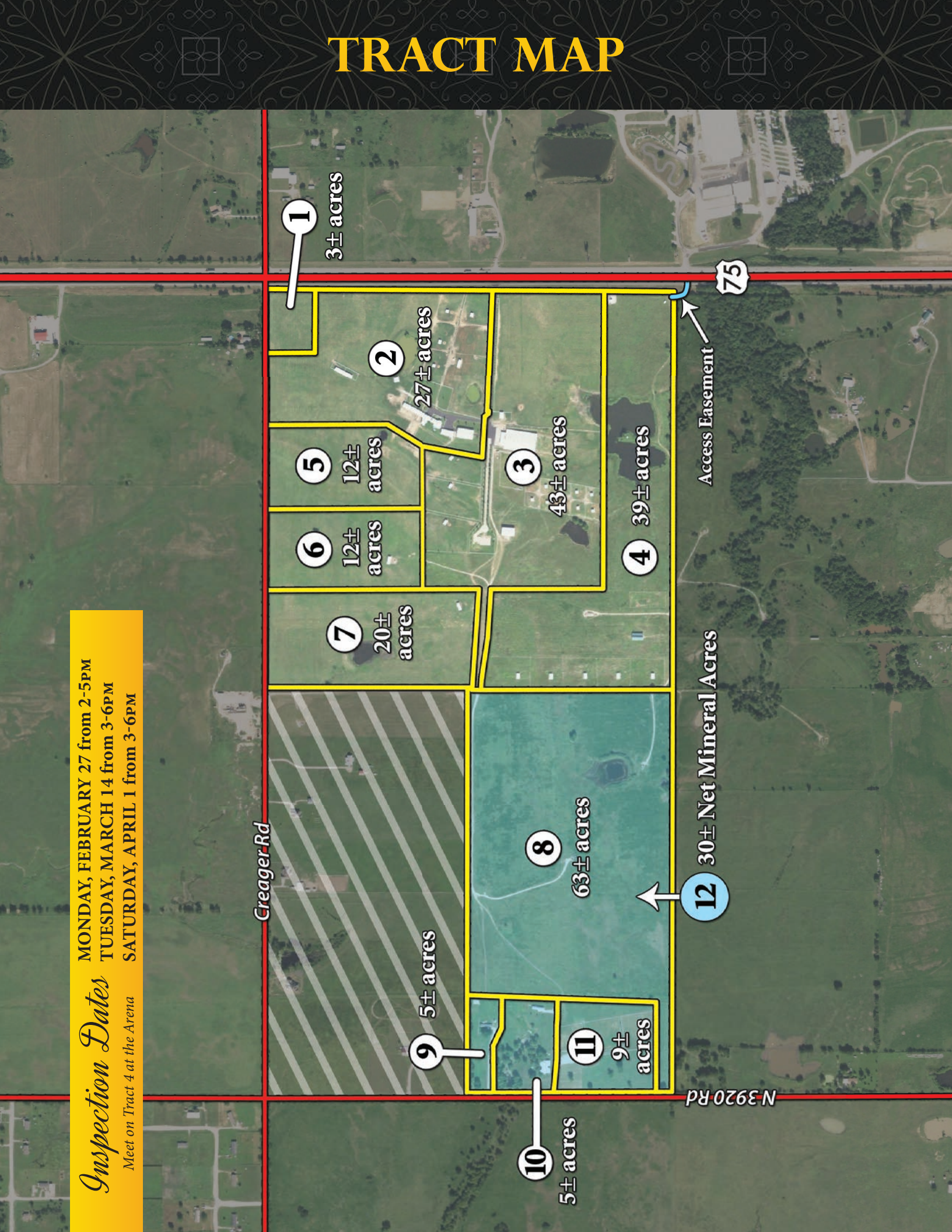
10

5± acres

12

30± Net Mineral Acres

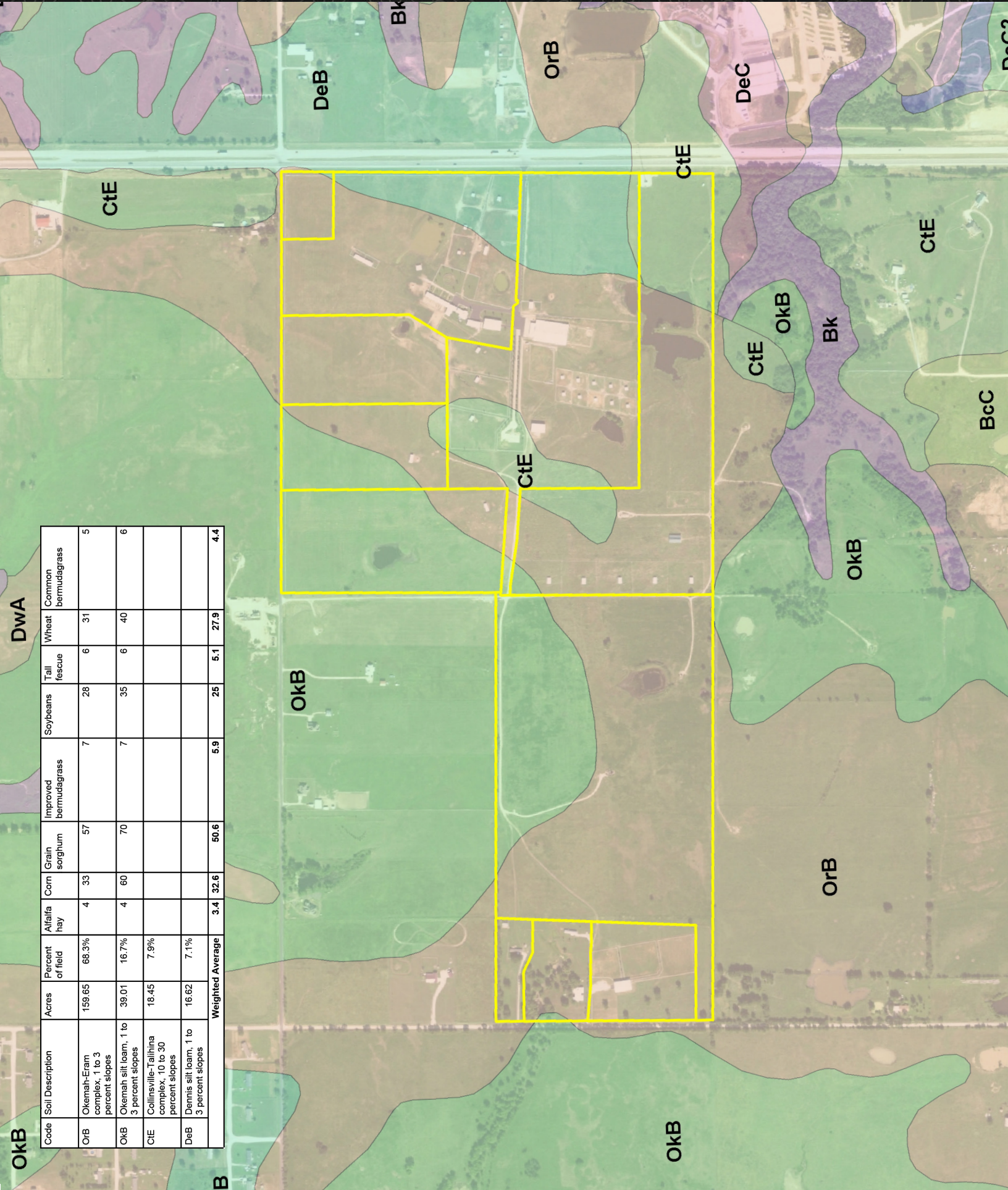
N 3920 Rd





TOPOGRAPHIC MAP

SOILS MAP

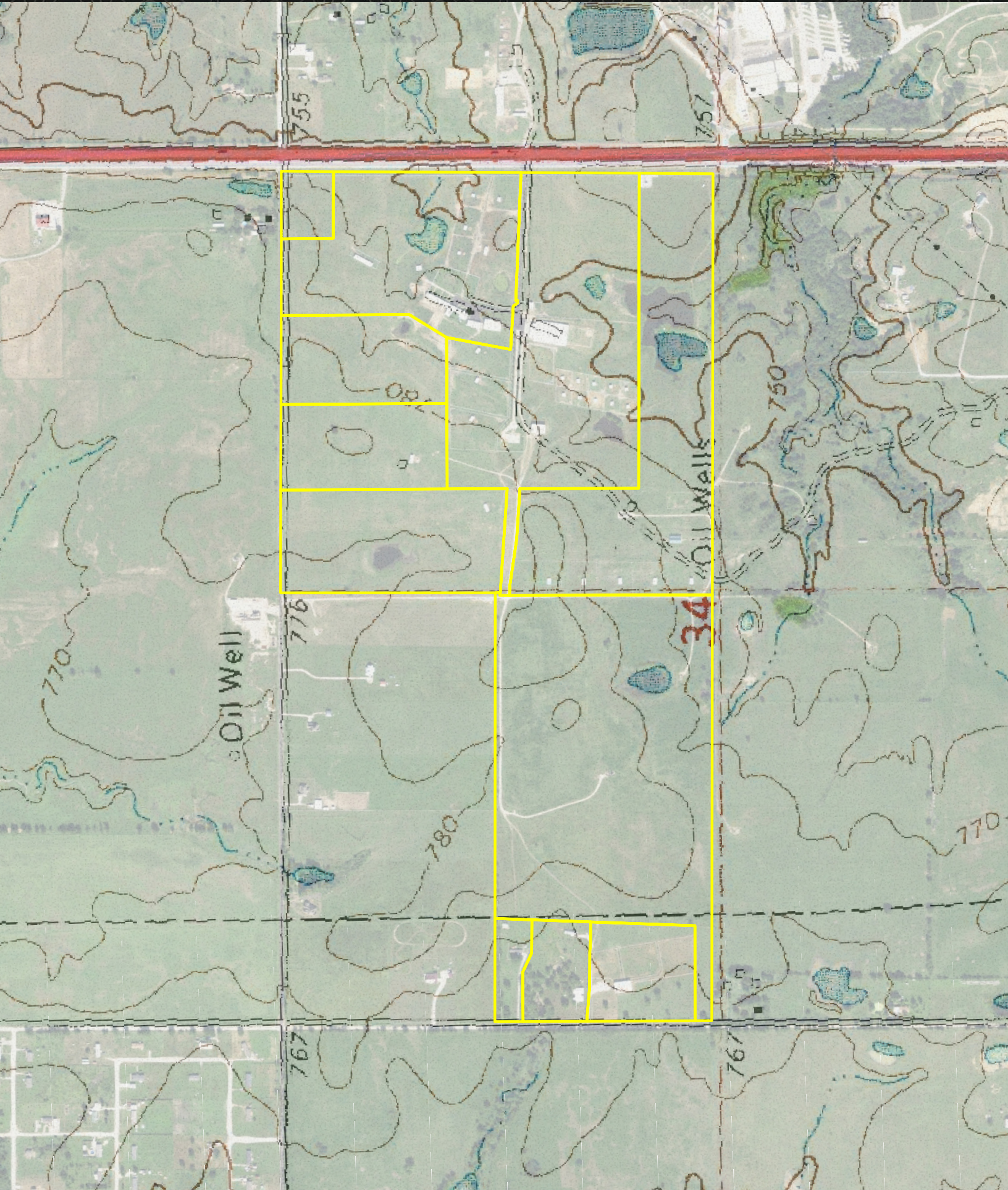


Code	Soil Description	Acres	Percent of field	Alfalfa hay	Corn	Grain sorghum	Improved bermudagrass	Soybeans	Tall fescue	Wheat	Common bermudagrass
OrB	Okemah-Eram complex, 1 to 3 percent slopes	159.65	68.3%	4	33	57	7	28	6	31	5
OKB	Okemah silt loam, 1 to 3 percent slopes	39.01	16.7%	4	60	70	7	35	6	40	6
CtE	Collinsville-Talihina complex, 10 to 30 percent slopes	18.45	7.9%								
DeB	Dennis silt loam, 1 to 3 percent slopes	16.62	7.1%								
	Weighted Average			3.4	32.6	50.6	5.9	25	5.1	27.9	4.4



TOPOGRAPHIC MAP

TOPOGRAPHIC MAP





MINERAL OWNERSHIP REPORT

MINERAL OWNERSHIP REPORT

MINERAL OWNERSHIP REPORT

PROSPECT: OKMULGEE COUNTY, OK
SECTION 34-16N-12E
OKMULGEE COUNTY, OK

DESCRIPTION:

SW/4 NW/4

containing 40.00000 gross acres, more or less

MINERAL OWNER (S)	DECIMAL INTEREST	NET ACRES	LEASEHOLD STATUS
Rockin Z Ranch, LLC, an Oklahoma Limited Liability Company 6999 S. Memorial Drive Tulsa, OK 74133-2035 (2011) WD: 1904 and QCD: 1917/271	0.250000	10.000000	OPEN OF RECORD
Other Record Owners Unexamined	0.750000	30.000000	
Tract TOTAL	1.000000	40.000000	

O.R. DATE: 02/02/17
EXAMINER KCD

SURFACE OWNER:
See Assessor Records

TITLE NOTES

UNRELEASED OGL's: N/A

UNRELEASED MORTGAGE: N/A

SUBJECT TO: The various easements and right-of-ways of record which may affect the subject tract of this report, but are not described herein.

MINERAL OWNERSHIP REPORT

MINERAL OWNERSHIP REPORT

PROSPECT: OKMULGEE COUNTY, OK
SECTION 34-16N-12E
OKMULGEE COUNTY, OK

DESCRIPTION:

SE/4 NW/4

containing 40.000000 gross acres, more or less

MINERAL OWNER (S)	DECIMAL INTEREST	NET ACRES	LEASEHOLD STATUS
Rockin Z Ranch, LLC, an Oklahoma Limited Liability Company 6999 S. Memorial Drive Tulsa, OK 74133-2035 (2011) WD: 1904 and QCD: 1917/271	0.500000	20.000000	OPEN OF RECORD
Other Record Owners Unexamined	0.500000	20.000000	
Tract TOTAL	1.000000	40.000000	

O.R. DATE: 02/02/17
EXAMINER KCD

SURFACE OWNER:
See Assessor Records

TITLE NOTES

UNRELEASED OGL's: N/A

UNRELEASED MORTGAGE: N/A

SUBJECT TO: The various easements and right-of-ways of record which may affect the subject tract of this report, but are not described herein.

MINERAL OWNERSHIP REPORT

MINERAL OWNERSHIP REPORT

PROSPECT: OKMULGEE COUNTY, OK
SECTION 34-16N-12E
OKMULGEE COUNTY, OK

DESCRIPTION:

NE/4

containing 160.00000 gross acres, more or less

MINERAL OWNER (S)	DECIMAL INTEREST	NET ACRES	LEASEHOLD STATUS
Robert H. Zoellner and Carrie J. Zoellner, HW 6999 S. Memorial Drive Tulsa, OK 74133-2035 (2011) WD: 1504/315, 317, 319 WD: 1885/227 and 1965/410	0.166667	26.666667	OPEN OF RECORD
Other Record Owners Unexamined	0.833333	133.333333	
Tract TOTAL	1.000000	160.000000	

O.R. DATE: 02/02/17
EXAMINER KCD

SURFACE OWNER:
See Assessor Records

TITLE NOTES

UNRELEASED OGL's: N/A

UNRELEASED MORTGAGE: N/A

SUBJECT TO: The various easements and right-of-ways of record which may affect the subject tract of this report, but are not described herein.



OIL / GAS INCOME HISTORY

3-YEAR OIL/GAS INCOME HISTORY

1/30/17 at 15:22:39.28

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Rockin Z Ranch LLC General Ledger

For the Period From Jan 1, 2014 to Dec 31, 2016

Filter Criteria includes: 1) IDs from 419 to 419. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
419 Oil&Gas Income	1/1/14			Beginning Balance			
	1/31/14	013114SU	CRJ	Sunoco		656.10	
				Current Period Cha		656.10	-656.10
	2/1/14			Beginning Balance			-656.10
	2/26/14	022614SU	CRJ	Sunoco		604.34	
				Current Period Cha		604.34	-604.34
	3/1/14			Beginning Balance			-1,260.44
	3/28/14	032814SR	CRJ	Sunoco		811.17	
				Current Period Cha		811.17	-811.17
	4/1/14			Beginning Balance			-2,071.61
	4/28/14	042814SU	CRJ	Sunoco - sunoco		468.22	
				Current Period Cha		468.22	-468.22
	5/1/14			Beginning Balance			-2,539.83
	5/27/14	052714SU	CRJ	Sunoco		530.53	
				Current Period Cha		530.53	-530.53
	6/1/14			Beginning Balance			-3,070.36
	6/25/14	062514SU	CRJ	Sunoco		811.96	
				Current Period Cha		811.96	-811.96
	7/1/14			Beginning Balance			-3,882.32
	7/30/14	073014SU	CRJ	Sunoco		1,100.21	
	7/30/14	073014SU	CRJ	Sunoco - Bank pai	100.00		
				Current Period Cha	100.00	1,100.21	-1,000.21
	8/1/14			Beginning Balance			-4,882.53
	8/19/14	081914SU	CRJ	Sunoco - Bank corr		100.00	
	8/26/14	082614SU	CRJ	Sunoco		627.83	
				Current Period Cha		727.83	-727.83
	9/1/14			Beginning Balance			-5,610.36
	9/29/14	092914SU	CRJ	Sunoco		809.80	
				Current Period Cha		809.80	-809.80
	10/1/14			Beginning Balance			-6,420.16
	10/28/14	102814SU	CRJ	Sunoco		653.84	
				Current Period Cha		653.84	-653.84
	11/1/14			Beginning Balance			-7,074.00
	11/28/14	112814SU	CRJ	Sunoco		727.86	
				Current Period Cha		727.86	-727.86
	12/1/14			Beginning Balance			-7,801.86
	12/29/14	122914SU	CRJ	Sunoco		519.82	
				Current Period Cha		519.82	-519.82
	12/31/14			Fiscal Year End Ba			-8,321.68
	1/1/15			Beginning Balance			
	1/28/15	012815Su	CRJ	Sunoco		395.60	
				Current Period Cha		395.60	-395.60
	2/1/15			Beginning Balance			-395.60
	2/26/15	022615SU	CRJ	Sunoco		365.45	
				Current Period Cha		365.45	-365.45
	3/1/15			Beginning Balance			-761.05
	3/26/15	032615SU	CRJ	Sunoco		336.06	
				Current Period Cha		336.06	-336.06
	4/1/15			Beginning Balance			-1,097.11
	4/27/15	042715Su	CRJ	Sunoco - Sunoco		305.46	
				Current Period Cha		305.46	-305.46
	5/1/15			Beginning Balance			-1,402.57
	5/28/15	052815S	CRJ	Sunoco - Intransit		337.12	
				Current Period Cha		337.12	-337.12
	6/1/15			Beginning Balance			-1,739.69
	6/25/15	062515S	CRJ	Sunoco		374.06	
				Current Period Cha		374.06	-374.06
	7/1/15			Beginning Balance			-2,113.75
	7/24/15	072415S	CRJ	Sunoco		286.53	
				Current Period Cha		286.53	-286.53
	8/1/15			Beginning Balance			-2,400.28
	8/24/15	082415SU	CRJ	Sunoco		166.94	
				Current Period Cha		166.94	-166.94

3-YEAR OIL/GAS INCOME HISTORY

1/30/17 at 15:22:39.31

Page: 2

Rockin Z Ranch LLC

General Ledger

For the Period From Jan 1, 2014 to Dec 31, 2016

Filter Criteria includes: 1) IDs from 419 to 419. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	9/1/15			Beginning Balance			-2,567.22
	9/28/15	092815S	CRJ	Sunoco		279.99	
				Current Period Cha		279.99	-279.99
	10/1/15			Beginning Balance			-2,847.21
	10/27/15	102715SU	CRJ	Sunoco		215.23	
				Current Period Cha		215.23	-215.23
	11/1/15			Beginning Balance			-3,062.44
	11/23/15	112315S	CRJ	Sunoco		222.58	
				Current Period Cha		222.58	-222.58
	12/1/15			Beginning Balance			-3,285.02
	12/28/15	122815S	CRJ	Sunoco		200.33	
				Current Period Cha		200.33	-200.33
	12/31/15			Fiscal Year End Ba			-3,485.35
	1/1/16			Beginning Balance			
	1/29/16	012916SU	CRJ	Sunoco - Sunoco		226.70	
				Current Period Cha		226.70	-226.70
	2/1/16			Beginning Balance			-226.70
	2/26/16	022616S	CRJ	Sunoco		148.51	
				Current Period Cha		148.51	-148.51
	3/1/16			Beginning Balance			-375.21
	3/22/16	032216SU	CRJ	Sunoco		142.63	
				Current Period Cha		142.63	-142.63
	4/1/16			Beginning Balance			-517.84
	4/24/16	042416SU	CRJ	Sunoco		173.12	
				Current Period Cha		173.12	-173.12
	5/1/16			Beginning Balance			-690.96
	5/28/16	052816SU	CRJ	Sunoco		195.16	
				Current Period Cha		195.16	-195.16
	6/1/16			Beginning Balance			-886.12
	6/28/16	062816SU	CRJ	Sunoco		222.75	
				Current Period Cha		222.75	-222.75
	7/1/16			Beginning Balance			-1,108.87
	7/27/16	072716SU	CRJ	Sunoco		311.72	
				Current Period Cha		311.72	-311.72
	8/1/16			Beginning Balance			-1,420.59
	8/30/16	083016SU	CRJ	Sunoco		210.64	
				Current Period Cha		210.64	-210.64
	9/1/16			Beginning Balance			-1,631.23
	9/26/16	092616SU	CRJ	Sunoco		280.01	
				Current Period Cha		280.01	-280.01
	10/1/16			Beginning Balance			-1,911.24
	10/31/16	103116su	CRJ	Sunoco		215.83	
				Current Period Cha		215.83	-215.83
	11/1/16			Beginning Balance			-2,127.07
	11/28/16	112816S	CRJ	Sunoco		311.42	
				Current Period Cha		311.42	-311.42
	12/1/16			Beginning Balance			-2,438.49
	12/29/16	122916SU	CRJ	Sunoco		286.53	
				Current Period Cha		286.53	-286.53
	12/31/16			Ending Balance			-2,725.02



1099 INCOME

2016 - 1099 INCOME

CORRECTED (if checked)

PAYER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no. SUNOCO PARTNERS MARKETING & TERM LP ATTN: DIVISION ORDER/1099M P.O. BOX 5090 SUGAR LAND, TX 77487-5090 (281) 637-6358		1 Rents \$ 0.00	OMB No. 1545-0115 2016 Form 1099-MISC	Miscellaneous Income
PAYER'S federal identification number 23-3102655		2 Royalties \$ 2,936.71	4 Federal income tax withheld \$ 0.00	
RECIPIENT'S name ROCKING Z RANCH LLC		3 Other income \$ 0.00		5 Fishing boat proceeds \$
Street address (including apt. no.) 6999 S MEMORIAL		4 Substitution payments in lieu of dividends or interest \$	6 Medical and health care payments \$	
City or town, state or province, country, and ZIP or foreign postal code TULSA OK 74133		7 Non Employee Compensation \$ 0.00	8 Substitute payments in lieu of dividends or interest \$	This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.
Account number (see instructions) 0101916567		9 Payer made direct sales of \$5,000 or more of consumer products to a buyer (recipient) for resale <input type="checkbox"/>	10 Crop insurance proceeds \$	
FATCA filing requirement <input type="checkbox"/>		11	12	
13 Excess golden parachute payments		14 Gross proceeds paid to an attorney	15 State tax withheld \$ 0.00	
15a Section 409A deferrals \$	15b Section 409A income \$	16 State/Payer's state no. OK	17 State income \$ 2,936.71	18 State income \$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00

Form 1099-MISC (keep for your records) www.irs.gov/form1099misc Department of the Treasury - Internal Revenue Service

1099-MISC

Supplemental Information for Form 1099-MISC (not reported to the IRS) Tax Year 2016

This supplemental financial information is being provided by Sunoco Partners Marketing & Terminals L.P. to assist you or your tax advisor in reporting amounts on your tax return. Please consult your tax advisor for clarification.

Severance tax	\$	211.69
Other deductions	\$	0.00
LOE (Working interest owners only)	\$	0.00
Other payments	\$	0.00
Net Amount after all Deductions	\$	2,725.02

Sunoco Partners Marketing & Terminals L.P. is required to report gross income before deductions to the IRS.

Consult your tax advisor for clarification.

Please direct any inquiries regarding your owner number (0101916567) to: (281) 637-6358



SUNOCO PARTNERS MARKETING & TERM LP
ATTN: DIVISION ORDER/1099M
P.O. BOX 5090
SUGAR LAND TX 77487-5090

046600 L2TSLMJN
ROCKING Z RANCH LLC
6999 S MEMORIAL
TULSA OK 74133

093199

L2TSLMJN 046600 019133359033 NNNNN NNNNN 000001 CL2SLMTA



PAY STUB

JANUARY 2017 - PAY STUB

DA0749

 SUNOCO PARTNERS MARKETING&TERMINALS LP
 P. O. BOX 5090
 SUGAR LAND, TX 77487-5090

Page 2 of 2

Owner: ROCKING Z RANCH LLC Owner Number: 0101916567 Payment Date: 01/23/2017 Payment Number: 0090332876

County	State	Lease Name	Lease Number	Sales Date	Volume	Average	Property	Property	State Tax	Property	Owner	Owner	State Tax	Adj	Owner	
				MM/YY	BBL/MCF	Price	Gross Value	Net Value		Net Value	Interest	Gross Value	Value	Code	Net Value	
		OK/ULGEE														
		SHERIDAN DUTCHER SAN	006600004	12/16	26.08	49.069	1,279.72	1,187.55	92.17	0.031250000	RI	39.99	2.88		37.11	
		SHERIDAN DUTCHER SAN	006600005	12/16	76.11	49.069	3,734.65	3,465.67	268.98	0.062500000	RI	233.42	16.81		216.61	
											Totals	273.41	19.69		253.72	

INTEREST TYPES(TI)
 RI - ROYALTY INTEREST



OIL / GAS DIVISION ORDER

OIL/GAS DIVISION ORDER

DIVISION ORDER CONTRACT

SUN - - DOFF-Owner

THIS COPY FOR YOUR FILES Property No. 006606000500 JXP

TO: Sunoco Partners Marketing & Terminals L.P.
PO Box 5090
Sugar Land, TX 77487-5090

04/12/2007

Effective 7 a m NOVEMBER 01, 2006

The undersigned, severally and not jointly, certifies it is the owner of the interest set out below of all the oil (defined herein to include condensate), produced from the property described as:

Operator: B M C PETROLEUM INC
Property Name: SHERIDAN DUTCHER SAND UN-TR 5
County: OKMULGEE State: OK
Legal Description: SE/4 NW/4 OF SECTION 34-16N-12E CONTAINING 40 ACRES
TRACT 5

TAX I.D./SOC. SEC. NO.	OWNER NO.	PAYEE	DIVISION OF INTEREST
	0101916567	ROCKING Z RANCH LLC 6999 S MEMORIAL TULSA OK 74133	.0625000000 RI

THIS CONTRACT DOES NOT AMEND ANY LEASE OR OPERATING AGREEMENT BETWEEN THE INTEREST OWNERS AND THE LESSEE OR OPERATOR.

The following provisions apply to all interest owners ("owner") who execute this contract:

DELEGATION: The owner warrants and represents that it has delegated to the Lessee or Operator full authority to sell and deliver, and to Sunoco Partners Marketing & Terminals L.P. ("Sunoco Mktg.") or its agent the right to receive, on such terms and conditions as the Lessee or Operator or his designee may determine, all oil produced from the described property and allocable to the interest of the owner as set forth herein. For the purpose of this provision, "Lessee" means the Lessee of the lease under which interest is owned, its successors or assigns and "Operator" means the operator of the described property, at the time the oil is sold.

PAYMENT: From the effective date, payment is to be made monthly by Sunoco Mktg. based on this Division of Interest for oil run during the preceding calendar month from the property listed above, less taxes required by law to be deducted and paid by Sunoco Mktg. as purchaser. Payments of less than \$100.00/month may be accrued before disbursement until the total amount equals \$100.00 or more. Amounts greater than \$10.00 will be released at least annually. The owner agrees to indemnify and hold Sunoco Mktg. harmless from all liability resulting from payments made to the owner in accordance with such division of interest, including but not limited to attorney's fees or judgements in connection with any suit affecting the owners interest to which Sunoco Mktg. is made a Party.

DISPUTE/WITHHOLDING OF FUNDS: If a suit is filed affecting the interest of the owner, written notice shall be given to Sunoco Mktg. by the owner together with a copy of the complaint or petition filed.

In the event of a claim or dispute affecting title to the division of interest credited herein, Sunoco Mktg. is authorized to withhold payments accruing to such interest, without interest unless otherwise required by applicable statute, until the claim or dispute is settled.

CANCELLATION/REVOCAION: Cancellation or revocation of this contract shall be effective on the first day of that month commencing thirty (30) days after receipt of written notice of such cancellation or revocation to Sunoco Mktg.

NOTICES: The owner agrees to notify Sunoco Mktg. in writing of any change in the division of interest, including changes of interest contingent on payment of money or expiration of time. No change of interest shall be binding upon Sunoco Mktg. until the recorded copy of the instrument of change, or documents satisfactorily evidencing such change, are furnished to Sunoco Mktg. at the time the change occurs.

Any change of interest shall be made effective on the first day of the month following receipt of such notice by Sunoco Mktg.

All correspondence regarding this contract shall be furnished to the addresses listed above unless otherwise advised by either party.

Witnesses:

Patricia A. Zerk

Signature of Interest Owner:

Patricia A. Zerk

Social Security / Tax I.D. No.

30-0346901

OIL/GAS DIVISION ORDER

SUN - 21146-2

THIS DISPLAY IS PART OF THE DIVISION ORDER. PLEASE DO NOT DETACH.

Property No. 006606000500 EFFECTIVE NOVEMBER 01, 2006 Page No. 2

Owner Number and Owner Social Security or Tax I.D. Number	Credit to	Division of Interest
---	-----------	----------------------

- F R O M -

010074723 7 TIN ON FILE	TED C & DEBRA J BARTMAN JT 13161 SOUTH MEMORIAL SUITE H BIXBY OK 74008	0.062500000	RI
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- T O -

010191656 7 NO TAX ID	ROCKING Z RANCH LLC 6999 S MEMORIAL TULSA OK 74133	0.062500000	RI
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OIL/GAS DIVISION ORDER

DIVISION ORDER CONTRACT

SUN - - DOFF-Owner

THIS COPY FOR YOUR FILES Property No. 006606000400 JXP

TO: Sunoco Partners Marketing & Terminals L.P.
PO Box 5090
Sugar Land, TX 77487-5090

04/12/2007

Effective 7 a m NOVEMBER 01, 2006

The undersigned, severally and not jointly, certifies it is the owner of the interest set out below of all the oil (defined herein to include condensate), produced from the property described as:

Operator: B M C PETROLEUM INC
Property Name: SHERIDAN DUTCHER SAND UN-TR 4
County: OKMULGEE State: OK
Legal Description: SW/4 NW/4 OF SECTION 34-16N-12E CONTAINING 40 ACRES
TRACT 4

TAX I.D./SOC. SEC. NO.	OWNER NO.	PAYEE	DIVISION OF INTEREST
	0101916567	ROCKING Z RANCH LLC 6999 S MEMORIAL TULSA OK 74133	.0312500000 RI

THIS CONTRACT DOES NOT AMEND ANY LEASE OR OPERATING AGREEMENT BETWEEN THE INTEREST OWNERS AND THE LESSEE OR OPERATOR.

The following provisions apply to all interest owners ("owner") who execute this contract:

DELEGATION: The owner warrants and represents that it has delegated to the Lessee or Operator full authority to sell and deliver, and to Sunoco Partners Marketing & Terminals L.P. ("Sunoco Mktg.") or its agent the right to receive, on such terms and conditions as the Lessee or Operator or his designee may determine, all oil produced from the described property and allocable to the interest of the owner as set forth herein. For the purpose of this provision, "Lessee" means the Lessee of the lease under which interest is owned, its successors or assigns and "Operator" means the operator of the described property, at the time the oil is sold.

PAYMENT: From the effective date, payment is to be made monthly by Sunoco Mktg. based on this Division of Interest for oil run during the preceding calendar month from the property listed above, less taxes required by law to be deducted and paid by Sunoco Mktg. as purchaser. Payments of less than \$100.00/month may be accrued before disbursement until the total amount equals \$100.00 or more. Amounts greater than \$10.00 will be released at least annually.

The owner agrees to indemnify and hold Sunoco Mktg. harmless from all liability resulting from payments made to the owner in accordance with such division of interest, including but not limited to attorney's fees or judgements in connection with any suit affecting the owners interest to which Sunoco Mktg. is made a Party.

DISPUTE/WITHHOLDING OF FUNDS: If a suit is filed affecting the interest of the owner, written notice shall be given to Sunoco Mktg. by the owner together with a copy of the complaint or petition filed.

In the event of a claim or dispute affecting title to the division of interest credited herein, Sunoco Mktg. is authorized to withhold payments accruing to such interest, without interest unless otherwise required by applicable statute, until the claim or dispute is settled.

CANCELLATION/REVOCAION: Cancellation or revocation of this contract shall be effective on the first day of that month commencing thirty (30) days after receipt of written notice of such cancellation or revocation to Sunoco Mktg.

NOTICES: The owner agrees to notify Sunoco Mktg. in writing of any change in the division of interest, including changes of interest contingent on payment of money or expiration of time.

No change of interest shall be binding upon Sunoco Mktg. until the recorded copy of the instrument of change, or documents satisfactorily evidencing such change, are furnished to Sunoco Mktg. at the time the change occurs.

Any change of interest shall be made effective on the first day of the month following receipt of such notice by Sunoco Mktg.

All correspondence regarding this contract shall be furnished to the addresses listed above unless otherwise advised by either party.

Witnesses:

Robert N York

Signature of Interest Owner:

[Signature]

Social Security / Tax I.D. No.

30-0346 901

OIL/GAS DIVISION ORDER

SUN - 21146-2

THIS DISPLAY IS PART OF THE DIVISION ORDER. PLEASE DO NOT DETACH.

Property No. 006606000400 EFFECTIVE NOVEMBER 01, 2006 Page No. 2

Owner Number and Owner Social Security or Tax I.D. Number	Credit to	Division of Interest
---	-----------	----------------------

- F R O M -

010074723 7 TIN ON FILE	TED C & DEBRA J BARTMAN JT 13161 SOUTH MEMORIAL SUITE H BIXBY OK 74008	0.031250000 RI
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- T O -

010191656 7 NO TAX ID	ROCKING Z RANCH LLC 6999 S MEMORIAL TULSA OK 74133	0.031250000 RI
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WELL DATA

SANDER #6 WELL DATA

SANDERS No. 6

Click on Production Unit No. (if available) for lease production information

API No. 35-111-26788	Original <input checked="" type="checkbox"/>	GIS ID# 474417
Prod Unit No. 111-099563-0-0000	Amended <input type="checkbox"/>	Record Added: 12-13-1996
	Reason Amended: N/A	Well Type: Gas
		Field Name: MOUNDS DISTRICT

Type of Drilling Operation:
 Straight Hole Directional Hole Horizontal Hole

County: OKMULGEE	Sec: 34 TWP: 16N RGE: 12E
Lease Name: SANDERS	Well No: 6
Surface Location: Center of the W Half of the SE quarter of the NW quarter 660 from the South Line; 1650 from the West Line Lat: 35.82236 Lon: -96.027584	
NRIS Location Flags: Ft Estimated <input type="checkbox"/> Location Error <input type="checkbox"/> Irregular Section <input type="checkbox"/>	
Bottom Hole Location(s):	
Derrick Floor Elevation:	Ground Elevation:
Spud Date: 05-02-1995	
Drlg Finished: 05-05-1995	Well Completion: 08-02-1995
1st Prod Date: 08-02-1995	Recomp Date:
Original Operator: B M C PETROLEUM INC	OTC/OCC Oper No: 19040-0
Address: PO BOX 3747	
City: ENID	State: OK Zip: 73702

Completion Type	Oil or Gas Zones						
<input checked="" type="checkbox"/> Single Zone <input type="checkbox"/> Multiple Zone <input type="checkbox"/> Commingled Order No. Location Exception Order No: Increased Density Order No: Penalty:	<table border="1"> <thead> <tr> <th>Formations</th> <th>Top</th> <th>Bottom</th> </tr> </thead> <tbody> <tr> <td>DUTCHER</td> <td>2074</td> <td>2136</td> </tr> </tbody> </table>	Formations	Top	Bottom	DUTCHER	2074	2136
Formations	Top	Bottom					
DUTCHER	2074	2136					

Casing and Cement								
Type	Size	Weight	Grade	Feet	PSI	Sax	Fillup	Top
SURFACE	8 5/8	24	Unspecified	403	Unspecified	195		0
PRODUCTION	5 1/2	14	Unspecified	2249	Unspecified	150		1725

Packer@	Brand & Type:	Total Depth: 2250
Plug@	Type:	PBTD

SANDER #6 WELL DATA

Production Test Data

Formation	DUTCHER
Spacing	*
Classification	GAS
Perforated Intervals	2074' - 2078' 2132' - 2136'
Acid / Volume	Y
Fracture Tested	*
Fluid Amounts	*
Initial Test Date	1995-08-02
Oil-bbl/Day	*
Oil-Gravity	*
Gas-MCF/day	150
Initial Production	*
Gas-Oil Ratio Cu Ft/bbl	*
Water-bbl/day	*
Pumping or Flowing	*
Initial Shut-In Pressure	*
Choke Size	*
Flow Tubing Pressure	*

1985 Form Data

Was an electrical survey run? Yes	Date Last Log Was Run: 5/22/1995
Was CO₂ encountered? No	If so, at what depth? *
Was H₂S encountered? No	If so, at what depth? *
True Vertical Depth: *	Horizontal Projections: *

Names of Formations	Top	Bottom
DUTCHER	2074	2078
DUTCHER LOWER	2132	2136

SANDER #6 WELL DATA

Lease Production
Producer / Purchase:

SANDERS #6
11109956300000
OKMULGEE

Lease Name:
Producing Unit No:
County:

Formations:
DUTCHER UPPER
Townships:
16N 12E Section(s):



Oil Production (in Bbls)

Year	Oil Production (in Bbls)												Annual	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
1995	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total														

Gas Production (in MCF)

Year	Gas Production (in MCF)												Annual
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1995	0	0	0	0	0	0	0	0	573	3579	3150	1893	9,195
1996	1097	730	512	421	228	215	25	0	0	0	0	0	3,228
1997	10	178	231	156	24	98	110	79	0	2	0	0	888
Total													

Condensate Production (in Bbls)

Year	Condensate Production (in Bbls)												Annual
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1995	0	0	0	0	0	0	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0	0	0	0
Total													

SANDER #6 WELL DATA

PLEASE TYPE OR USE BLACK INK ONLY
FORMATION RECORD

Give formation names and tops, if available, or descriptions and thickness of formations drilled through. Show intervals cored or drilled and tested.

NAMES OF FORMATIONS	TOP	BOTTOM
Dutcher	2074	2078
Lower Dutcher	2132	2136

LEASE NAME _____ WELL NO _____

FOR COMMISSION USE ONLY

APPROVED WSD DISAPPROVED _____

1) ITD Section
a) No Intent to Drill on file
(1) Send warning letter
(2) Reconsent for consent

2) Authorized Surety
a) No Surety filed _____
b) Expired Surety _____

Financial Statement/Letter of Credit/Bond
3) Reject Codes 4, 36, 55, 56/5

Was an electrical survey run? Yes No

Date last log was run 5-22-95

Was CO₂ encountered? Yes No at what depths?

Was H₂S encountered? Yes No at what depths?

Were unusual drilling circumstances encountered? Yes No
If yes, briefly explain:

Other remarks:

640 Acres

BOTTOM HOLE LOCATION FOR DIRECTIONAL HOLE:

SEC	TWP	RNE	COUNTY
Spot Location			
1/4	1/4	1/4	1/4
Measured Total Depth		True Vertical Depth	
Foot Free Quarter Section Lines FRL _____ FRL of 1/4 SECTION			
MIL Free Lease, Unit, or Property Line			

BOTTOM HOLE LOCATION FOR HORIZONTAL HOLE: (DRAINHOLES)

SEC	TWP	RNE	COUNTY
Spot Location			
1/4	1/4	1/4	1/4
Measured Total Depth		True Vertical Depth	
Foot Free Quarter Section Lines FRL _____ FRL of 1/4 SECTION			
MIL Free Lease, Unit, or Property Line			
Depth of Deviation		Radius of Turn	
Direction		Total Length	

If more than two drainholes are proposed, attach a separate sheet indicating the necessary information.

Direction must be stated in degrees azimuth.

Please note, the horizontal drainhole and its end point must be located within the boundaries of the lease or spacing unit. Directional surveys are required for all drainholes and directional wells.

SEC	TWP	RNE	COUNTY
Spot Location			
1/4	1/4	1/4	1/4
Measured Total Depth		True Vertical Depth	
Foot Free Quarter Section Lines FRL _____ FRL of 1/4 SECTION			
MIL Free Lease, Unit, or Property Line			
Depth of Deviation		Radius of Turn	
Direction		Total Length	



TAX STATEMENTS

TAX STATEMENTS

Okmulgee County Treasurer

Welcome to our website!



Vonna Lampkins, Treasurer

Location of Treasurer's Office:

314 W. 7th St. Ste. 201 Okmulgee Ok 74447
 Phone: 918-756-3848
 Fax: 918-758-1241
 Email: okmct@hotmail.com
 Office Hours : Monday - Friday
 08:00 AM - 04:30 PM

[HOME](#) [STATE MAP OF COUNTIES](#)



Tax payments updated through 1/05/17 business.

[Return to Listing](#)

Owner Name and Address

ZOELLNER, ROBERT H & CARRIE J
6999 S MEMOIRAL DRIVE
TULSA OK 74133-0000

Taxroll Information

Tax Year 2016
Property ID 0000-34-16N-12E-A-050-00
Location
School District 04R I-04 RURAL **Mills: 89.25**
Type of Tax Real Estate
Taxroll_Item# 8059

Legal Description and Other Information:

34-16-12 COM @ NE COR NE N89o57' 04" W ALONG N LINE TO A PT W R/W HWY 75 & POB S1472.39' W 1199.26' N32o 18'23" E 1399.01' N13o36' 17" E 236.81 E 395.31' TO POB 25.40 Acres

[History](#)

Assessed Valuations		Amount	Tax Values		Amount
Land		1842	Base Tax	1,565.00	
Improvements		15691	Penalty	0.00	
Exemptions		0	Fees	0.00	
Net Assessed		17533	Payments	782.50	
			Total Paid	782.50	
			Total Due	782.50	

FINAL PAYMENT

Add To Cart

Pay Now with Credit Card

Date	Receipt	Paid with	Payment For	Amount	Paid By
01/04/2017	16765	Check	Taxes	782.50	ROCKIN Z RANCH LLC->Check# 4838->MAIL

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TAX STATEMENTS

Okmulgee County Treasurer

Welcome to our website!



Vonna Lampkins, Treasurer

Location of Treasurer's Office:
 314 W. 7th St. Ste. 201 Okmulgee Ok 74447
 Phone: 918-756-3848
 Fax: 918-758-1241
 Email: okmct@hotmail.com
 Office Hours : Monday - Friday
 08:00 AM - 04:30 PM

[HOME](#) [STATE MAP OF COUNTIES](#)

Tax payments updated through 1/05/17 business.

[Return to Listing](#)

Owner Name and Address

ZOELLNER, ROBERT H & CARRIE J
6999 S MEMORIAL DRIVE
TULSA OK 74133-0000

Taxroll Information

Tax Year 2016
Property ID 0000-34-16N-12E-A-010-00
Location
School District 04R I-04 RURAL **Mills: 89.25**
Type of Tax Real Estate
Taxroll_Item# 8056

Legal Description and Other Information:

34-16-12 COM @ NE COR NE W 94.85' TO W R/W HWY 75 S 1472.39' TO POB W 1495.95' N49o 58'14" W 113.95' N87o07' 00" W 343.46' S0o04'41" E 79.53' S0o09'12" E 91.8 0' S86o23'03" E 334.31'N 64o23'43" E 104.24' E 1498.06' TO A PT ON E R/W HWY 75 N 54.27' TO POB 3.33 Acres

[History](#)

Assessed Valuations	Amount	Tax Values	Amount
Land	655	Base Tax	58.00
Improvements	0	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	655	Payments	58.00
		Total Paid	58.00
		Total Due	0.00

Date	Receipt	Paid with	Payment For	Amount	Paid By
01/04/2017	16763	Check	Taxes	58.00	ROCKIN Z RANCH LLC->Check# 4838->MAIL

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TAX STATEMENTS

Okmulgee County Treasurer

Welcome to our website!



Vonna Lampkins, Treasurer

Location of Treasurer's Office:

314 W. 7th St. Ste. 201 Okmulgee Ok 74447
 Phone: 918-756-3848
 Fax: 918-758-1241
 Email: okmct@hotmail.com
 Office Hours : Monday - Friday
 08:00 AM - 04:30 PM

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Tax payments updated through 1/05/17 business.

[Return to Listing](#)

Owner Name and Address

ZOELLNER, ROBERT H & CARRIE J
6999 S MEMORIAL DRIVE
TULSA OK 74133-0000

Taxroll Information

Tax Year 2016
Property ID 0000-34-16N-12E-A-060-00
Location
School District 04R I-04 RURAL **Mills: 89.25**
Type of Tax Real Estate
Taxroll_Item# 8060

Legal Description and Other Information:

34-16-12 COM @ NE COR NE W 94.85' S 2195.85' TO POB W 1921. 64' N 708.90' S86o23'03" E334.31' N64o23'43" E 104.24' S87o13'51" E 1498.06' S 669.19' TO POB 30.00 Acres

[History](#)

Assessed Valuations		Amount	Tax Values		Amount
Land		727	Base Tax		2,929.00
Improvements		32094	Penalty		0.00
Exemptions		0	Fees		0.00
Net Assessed		32821	Payments		1,464.50
			Total Paid		1,464.50
			Total Due		1,464.50

FINAL PAYMENT

Add To Cart

Pay Now with Credit Card

Date	Receipt	Paid with	Payment For	Amount	Paid By
01/04/2017	16766	Check	Taxes	1,464.50	ROCKIN Z RANCH LLC->Check# 4838->MAIL

[Return to Listing](#)

[County Representative Login](#) | [Taxroll Total](#) | [Home](#) | [State Map](#) | [View Mobile Site](#)

TAX STATEMENTS

Okmulgee County Treasurer

Welcome to our website!



Vonna Lampkins, Treasurer

Location of Treasurer's Office:

314 W. 7th St. Ste. 201 Okmulgee Ok 74447

Phone: 918-756-3848

Fax: 918-758-1241

Email: okmct@hotmail.com

Office Hours : Monday - Friday
08:00 AM - 04:30 PM

[HOME](#)

[STATE MAP OF COUNTIES](#)

Tax payments updated through 1/05/17 business.

[Return to Listing](#)

Owner Name and Address

ROCKIN Z RANCH, LLC
6999 S MEMORIAL
TULSA OK 71433-0000

Taxroll Information

Tax Year 2016
Property ID 0000-34-16N-12E-A-040-00
Location
School District 04R I-04 RURAL **Mills: 89.25**
Type of Tax Real Estate
Taxroll_Item# 8058

Legal Description and Other Information:

34-16-12 COM @ NE COR NE N89o57' 04" W 94.85' TO W R/W HWY 75
S0o02'14" W 2195.85' TO POB S0o02'14" W 455.04 ' TO A PT ON S LINE NE
91.39' W OF SE COR N89o 49'44" W 2557.08' N 1301. 58' S85o57'26" E 635.18'
S0o09'12" E 800.70' S89o4 4'26" E 1921.64' TO POB 40.00 Acres

[History](#)

Assessed Valuations	Amount	Tax Values	Amount
Land	1847	Base Tax	439.00
Improvements	3071	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	4918	Payments	439.00
		Total Paid	439.00
		Total Due	0.00

Date	Receipt	Paid with	Payment For	Amount	Paid By
01/04/2017	16933	Check	Taxes	439.00	ROCKIN Z RANCH, LLC- >Check# 4837

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TAX STATEMENTS

Okmulgee County Treasurer

Welcome to our website!



Vonna Lampkins, Treasurer

Location of Treasurer's Office:

314 W. 7th St. Ste. 201 Okmulgee Ok 74447

Phone: 918-756-3848

Fax: 918-758-1241

Email: okmct@hotmail.com

Office Hours : Monday - Friday
08:00 AM - 04:30 PM

[HOME](#) [STATE MAP OF COUNTIES](#)

Tax payments updated through 1/05/17 business.

[Return to Listing](#)

Owner Name and Address

ZOELLNER, ROBERT H & CARRIE J
6999 S MEMORIAL DRIVE
TULSA OK 74133-0000

Taxroll Information

Tax Year 2016
Property ID 0000-34-16N-12E-A-030-00
Location
School District 04R I-04 RURAL **Mills: 89.25**
Type of Tax Real Estate
Taxroll_Item# 8057

Legal Description and Other Information:

34-16-12 A TR BEG @ NE COR NE W 2021.93' TO POB W 631.7' S 1343.42' S85o57'26" E 635.18' N 1387.77' TO POB & A TR BEG @ NE COR NE W 2021.93' TO POB S 1308.24' S87o07'00" E 343.46' S49o58'14" E 113.95' S87o 07'48" E 296.69' N32o18' 23" E 1399.01' N13o36'17" E 236.81' W 1531.77' TO POB. 58.15 Acres

[History](#)

Assessed Valuations	Amount	Tax Values	Amount
Land	1424	Base Tax	304.00
Improvements	1977	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	3401	Payments	304.00
		Total Paid	304.00
		Total Due	0.00

Date	Receipt	Paid with	Payment For	Amount	Paid By
01/04/2017	16764	Check	Taxes	304.00	ROCKIN Z RANCH LLC->Check# 4838->MAIL

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TAX STATEMENTS

Okmulgee County Treasurer

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Vonna Lampkins, Treasurer

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08:00 AM - 04:30 PM

[HOME](#) [STATE MAP OF COUNTIES](#)

Tax payments updated through 1/05/17 business.

[Return to Listing](#)

Owner Name and Address

ROCKIN Z RANCH, LLC
6999 S MEMORIAL
TULSA OK 74133-0000

Taxroll Information

Tax Year 2016
Property ID 0000-34-16N-12E-B-010-00
Location
School District 04R I-04 RURAL **Mills: 89.25**
Type of Tax Real Estate
Taxroll_Item# 8061

Legal Description and Other Information:

34-16-12 S 1/2 NW BLL MH SITS HERE: ROCKIN Z RANCH 80.00 Acres

[History](#)

Assessed Valuations		Amount	Tax Values		Amount
Land		2382	Base Tax		523.00
Improvements		3475	Penalty		0.00
Exemptions		0	Fees		0.00
Net Assessed		5857	Payments		523.00
			Total Paid		523.00
			Total Due		0.00

Date	Receipt	Paid with	Payment For	Amount	Paid By
01/04/2017	16934	Check	Taxes	523.00	ROCKIN Z RANCH, LLC- >Check# 4837

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TITLE OPINION

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, Inc. File No.: 17010136
c/o Charissa Taylor @ Executives' Title & Escrow Co. ABS No.: 17-0363

DESCRIPTION OF PROPERTY:

Tract 1:

The South Half (S/2) of the Northwest Quarter (NW¼) of Section Thirty-four (34), Township Sixteen (16) North, Range Twelve (12) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey thereof.

AND

Tract 2:

The Northeast Quarter (NE¼) of Section Thirty-four (34), Township Sixteen (16) North, Range Twelve (12) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT a tract of land described as commencing at the Northeast corner of said NE¼; thence N 89° 57' 04" W along the North line thereof for 94.85 feet to the West right of way line of Highway 75; thence S 0° 02' 14" W along said right of way line for 2195.85 feet to the Point of Beginning; thence S 0° 02' 14" W along said right of way for 455.04 feet to a point on the South line of said NE¼; a distance of 91.39 feet West of the Southeast corner thereof; thence N 89° 49' 44" W along the South line of said NE¼ a distance of 2557.08 feet to the Southwest corner thereof; thence N 0° 00' 00" E along the West line of said NE¼ for 1301.58 feet; thence South 85° 57' 26" E for 635.18 feet; thence S 0° 09' 12" E for 800.70 feet; thence S 89° 44' 26" E for 1921.64 feet to the point of beginning.

AND

Tract 3:

The Northeast Quarter (NE¼) of Section Thirty-four (34), Township Sixteen (16) North, Range Twelve (12) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey thereof, more

TITLE OPINION

particularly described as follows, to-wit: Commencing at the Northeast Corner of said NE/4 thence North 89° 57' 04" West along the North line thereof for 94.85 feet to the West Right of Way line of Highway 75; thence South 0° 02' 14" West along said right of way line for 2195.85 feet to the point of beginning; thence South 0° 02' 14" West along said right of way line for 455.04 feet to a point on the South line of said NE/4 a distance of 91.39 feet West of the Southeast Corner thereof; thence North 89° 49' 44" West along the South line of said NE/4 a distance of 2557.08 feet to the Southwest corner thereof; thence North 0° 00' 00" East along the West line of said NE/4 for 1301.58 feet; thence South 85° 57' 26" East for 635.18 feet; thence South 0° 09' 12" East for 800.70 feet; thence South 89° 44' 26" East for 1921.64 feet to the point of beginning.

MATTERS EXAMINED: Abstract of Title certified continuously from sovereignty to 1/24/2017 at 7:59AM, by OKMULGEE LAND, Certificate No. 160532;142763;151646; 28775; and Old Republic National Title Insurance Company Policy Number OX 624793 issued to Rockin Z. Ranch, LLC dated July 11, 2013 at 11:13 am

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 October 23, 2006 (Tract 1); March 23, 2006 (Tract 2); November 5, 2008 (Tract 2); June 21, 2013 (Tract 3) vested in:

**Rockin Z Ranch, L.L.C., an Oklahoma limited liability company (Tract 1 and 3);
Robert H. Zoellner and Carrie J. Zoellner, husband and wife (Tract 2)**

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 Rockin Z Ranch, L.L.C.; Robert H. Zoellner and Carrie J. Zoellner to a proposed buyer for consideration.
 - B. Mortgage from a proposed buyer to a lender to be determined.

TITLE OPINION

3. MORTGAGES:

Tract 1:

Mortgage (page 38s #160532) dated November 6, 2008, filed November 10, 2008, from Rockin Z Ranch LLC, an Oklahoma Limited Liability Company to Regent Bank, recorded in Book 1965 at Page 411 in the amount of \$1,396,000.00.

Mortgage (page 45s #160532) dated February 22, 2010, filed March 12, 2011, from Rockin Z Ranch, L.L.C., an Oklahoma Limited Liability Company to Regent Bank, recorded in Book 1998 at Page 443 in the amount of \$200,000.00.

Mortgage (page 59s #160532) dated June 22, 2011, filed July 8, 2011, from Rockin Z Ranch, L.L.C., an Oklahoma Limited Liability Company to Regent Bank, recorded in Book 2027 at Page 25 in the amount of \$1,475,752.44.

Mortgage (page 69s #160532) dated August 25, 2011, filed September 30, 2011, from Rockin Z Ranch, L.L.C., an Oklahoma Limited Liability Company to Regent Bank, recorded in Book 2032 at Page 891 in the amount of \$200,000.00.

Tract 2:

Mortgage (page 88s #160532) dated November 6, 2008, filed November 10, 2008, from Robert H. Zoellner and Carrie J. Zoellner to Regent Bank, recorded in Book 1965 at Page 418 in the amount of \$1,396,000.00.

Mortgage (page 95s #160532) dated February 22, 2010, filed March 12, 2010, from Robert H. Zoellner and Carrie J. Zoellner to Regent Bank, recorded in Book 1998 at Page 432 in the amount of \$200,000.00. Obtain satisfactory letter from the Mortgagee evidencing the closure of the Open-End or Revolving Credit account secured by this Mortgage.

Mortgage (page 106s #160532) dated June 22, 2011, filed July 8, 2011, from Robert H. Zoellner and Carrie J. Zoellner to Regent Bank, recorded in Book 2027 at Page 15 in the amount of \$1,475,752.44.

Mortgage (page 116s #160532) dated August 25, 2011, filed September 30, 2011, from Robert H. Zoellner and Carrie J. Zoellner to Regent Bank, recorded in Book 2032 at Page 901 in the amount of \$200,000.00; Modification of Mortgage (page 127s #160532), dated January 22, 2013, filed April 5, 2013, recorded in Book 2069 at Page 503; Modification of Mortgage (page 131s #160532) dated April 7, 2014, filed April 14, 2014, recorded in Book 2094 at Page 707; Modification of Mortgage (page 136s #160532) dated April 7, 2015, filed April 24, 2015, recorded in Book 2122 at Page 903. Obtain satisfactory letter from the Mortgagee evidencing the closure of the Open-End or Revolving Credit account secured by this Mortgage.

TITLE OPINION

Tract 3:

Mortgage (page 154s #151646) dated June 28, 2013, filed July 3, 2013, from Rockin Z Ranch, L.L.C. to Regent Bank, recorded in Book 2075 at Page 935 in the amount of \$614,593.92.

Mortgage (page 164s #151646) dated June 28, 2013, filed July 11, 2013, from Rockin Z Ranch, L.L.C. to Regent Bank, recorded in Book 2076 at Page 461 in the amount of \$614,593.32.

TAXES:

2016 and prior ad valorem taxes paid as to Tract 1 and Tract 3.

2015 and prior ad valorem taxes paid and 2016 ad valorem taxes part paid, part unpaid as to Tract 2.

5. EASEMENTS AND RESTRICTIONS:

Tract 1:

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 way along the West property line.

The Right of Way (page 332b #28775) to Explorer Pipeline Company, dated October 7, 1970, filed October 30, 1970, recorded in Book 1002 at Page 445

The Utility Easement (page 353b #28775) to Rural Water District No. 6, Okmulgee County, dated May 3, 1994, filed May 18, 1994, recorded in Book 1546 at Page 23.

The Telecommunications Easement (page 354b #28775) to Aerie Network Services, Inc., dated November 18, 2000, filed January 16, 2001, recorded in Book 1707 at Page 636; Assignment of Telecommunications Rights (page 357b #28775) to Explorer Pipeline Company, filed February 13, 2002, recorded in Book 1743 at Page 719.

TITLE OPINION

Tract 2:

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 Right of way Easement (page 37b #142763) to The Texas Pipe Line Company of Oklahoma, dated November 25, 1927, filed December 24, 1927, recorded in Book 381 at Page 507.

The Transmission Line Right of Way Easement (page 53b #142763) to KAMO Electric Cooperative, Incorporated, dated July 29, 1952, filed August 19, 1952, recorded in Book 716 at Page 149; Deed and Assignment of Right of Way Easements (page 55b #142763) to Grand River Dam Authority, dated July 15, 1998, filed November 23, 2004, recorded in Book 1837 at Page 892.

The Dedication Deed (page 58b #142763) to State of Oklahoma, dated February 22, 1956, filed March 8, 1956, recorded in Book 782 at Page 105.

The Utility Easement (page 63b #142763) to Rural Water District NO. 6, Okmulgee County, Oklahoma, dated March 18, 1968, filed October 29, 1986, recorded in Book 1395 at Page 439.

The Underground Right of Way Easement (page 215 #142763) to East Central Oklahoma Electric Cooperative, Inc., dated August 22, 1997, filed September 12, 1997, recorded in Book 1616 at Page 449.

The General Warranty Deed (page 253b #142763) to Three R Ranch, L.L.C., dated December 5, 2001, filed December 17, 2001, recorded in Book 1737 at Page 844, subject to right of way.

The General Warranty Deed (page 262b #142763) to Equestrian Investments, L.L.C., dated November 26, 2001, filed December 10, 2001, recorded in Book 1737 at Page 191, subject to right of way.

The Utility Easement (page 264b #142763) to Rural Water District #6, Okmulgee County, dated December 18, 2001, filed December 20, 2001, recorded in Book 1738 at Page 324.

The General Warranty Deed (page 267b #142763) to Three R Ranch, L.L.C., dated November 26, 2001, filed December 17, 2001, recorded in Book 1737 at Page 850, subject to right of way.

The General Warranty Deed (page 269b #142763) to Martin W. Rivers, dated November 26, 20__, filed December 17, 2001, recorded in Book 1737 at Page 852, subject to right of way.

TITLE OPINION

Tract 3:

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.

Statutory section line road right of way along the East property line.

General Warranty Deed subject to Right of way (page 7s #151646) to Lockard Aircraft Sales Co., dated November 26, 2001, filed December 17, 2001, recorded in Book 1737 at Page 866.

Utility Easement (page 17s #151646) to Rural Water District No. 6, Okmulgee Co., Oklahoma, dated December 18, 2001, filed December 19, 2001, recorded in Book 1738 at Page 208.

Right of Way to The Texas Pipe Line Company of Oklahoma, dated November 25, 1927, filed December 24, 1927, recorded in Book 381 at Page 507 (prior policy).

All matters resulting from the grant of a 50 foot unimproved ingress, egress and utility easements, and all matters resulting from all utility easements granted to adjacent property owners (prior policy).

Option and Grand Lease Agreement dated September 5, 2003, by and between Lockard Aircraft Sales Co., as lessor, and Southwestern Bell Wireless, LLC dba Cingular Wireless, as lessee, as referenced in Non-Disturbance and Attornment Agreement and Partial Release of Assignment of Leases and Rents (page 42s #151646), by and among Citizens Bank of Oklahoma, T6 Unison Site Management LLC, a Delaware limited liability company and Lockard Aircraft Sales Co., an Oklahoma corporation, dated August 27, 2010, filed September 13, 2010 at 8:37 a.m., recorded in Book 2009, Page 346; as purportedly assigned as to lessor's interest by Wireless Communication Easement and Assignment Agreement, by and between Lockard Aircraft Sales Co., an Oklahoma corporation and T6 Unison Site Management LLC, a Delaware limited liability company, dated August 27, 2010, filed September 13, 2010, recorded in Book 2009, Page 334; as disputed by Site Owner Dispute of Filing 9/13/10 Wireless Communication Easement and Assignment Agreement/Rejection Refusal of Amendment (page 90s #151646), dated January 14, 2011, filed January 14, 2011, recorded in Book 2017, Page 142; Retention Agreement of Cell Tower Leases/Agreements (page 174s #151646) by and between Lockard Aircraft Sales Co., an Oklahoma corporation and Robert H. and Carrie Zoellner, an/or Rockin Z Ranch, LLC, an Oklahoma limited liability company, filed August 1, 2013 in Book 2077 at Page 942.

TITLE OPINION

Wireless Communication Easement and Assignment Agreement (page 51s #151646), by and between Lockard Aircraft Sales Co., an Oklahoma corporation and T6 Unison Site Management LLC, a Delaware limited liability company, dated August 27, 2010, filed September 13, 2010, recorded in Book 2009, Page 334; as affected by Net Profits Agreement, by and between Lockard Aircraft Sales Co., an Oklahoma corporation, and T6 Unison Site Management LLC, a Delaware limited liability company, dated August 27, 2010; as encumbered by Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement by T6 Unison Site Management LLC, to and for the benefit of Deutsche Bank Trust Company Americas, a New York Banking corporation, as Indenture Trustee of the benefit of the Noteholders under the Amended and Restated Indenture, dated as of May 6, 2010, dated September 1, 2010, filed November 2, 2010, recorded in Book 2012, Page 557; as disputed by Site Owner Dispute of Filing 9/13/10 Wireless Communication Easement and Assignment Agreement/Rejection Refusal of Amendment (page 90s #151646), dated January 14, 2011, filed January 14, 2011, recorded in Book 2017, Page 142; as affected by and subject to pending Okmulgee County District Court Case No. CJ-2013-7 (page 130s #151646) styled Lockard Aircraft Sales, Co., Plaintiff vs. Ulysses Asset Sub II, LLC f/k/a T6 Unison Site Management, LLC and Deutsche Bank Trust Company Americas, Defendants, which has been removed to the United States District Court for the Eastern District of Oklahoma and is pending as Case No. 13-CV-79-FHS, as evidenced by the Notice of Pendency of Suit, dated January 16, 2013, filed January 16, 2013, recorded in Book 2064, Page 85 and the Notice of Removal, filed February 21, 2013 (page 147); Retention Agreement of Cell Tower Leases/Agreements (page 174s #151646) by and between Lockard Aircraft Sales Co., an Oklahoma corporation and Robert H. and Carrie Zoellner, an/or Rockin Z Ranch, LLC, an Oklahoma limited liability company, filed August 1, 2013 in Book 2077 at Page 942 (prior policy).

Encroachment of fences onto adjoining property to the West as shown on survey by American Eagle Land Surveying, LLC, dated June 21, 2013.

Possible unrecorded easement for overhead electric lines as shown on survey by American Eagle Land Surveying, LLC, dated June 21, 2013.

Encroachment of gravel drive into U. S. Highway 75 Right-of-Way, and adjoin property to the West as shown on survey by American Eagle Land Surveying, LLC, dated June 21, 2013.

6. OTHER MATTERS:

Tract 1:

Captioned property is subject to assessments by Rural Water District No. 6, Okmulgee County.

The present record owner is a limited liability company. Any conveyance must be by the duly authorized manager of the limited liability company.

TITLE OPINION

Verify that legal access is available via the statutory section line road right of way along the West property line.

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

Tract 2:

Captioned property is subject to assessments by Rural Water District No. 6, Okmulgee County.

It appears that Tax Roll #'s 8057 and 8056 are fully paid and that Tax Roll #'s 8059 and 8060 are ½ paid for the year 2016. Therefore, I require that you verify the same and provide proof of payment.

At (page 289b #142763) is an Order Distributing Oklahoma Property Under 58 O.S. §677 and Determining Heirs in Cause No. PB-2003-21, styled In the Matter of the Estate of Russell E. Stitzer, Deceased, filed December 4, 2003 in Book 1807 at Page 45. This instrument is executed by parties who are strangers to title and appears to be stray. An appropriate Affidavit as to Stray Instrument must be executed by the present owner(s) and filed of record.

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

Tract 3:

Captioned property is subject to assessments by Rural Water District No. 6, Okmulgee County.

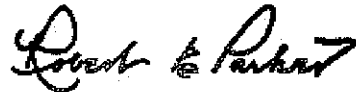
The present record owner is a limited liability company. Any conveyance must be by the duly authorized manager of the limited liability company.

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

This opinion is based upon Old Republic National Title Insurance Company Policy Number OX 624793 issued to Rockin Z. Ranch, LLC dated July 11, 2013 at 11:13 am and Supplemental abstracts certified from July 17, 2001 at 7:59 am.

TITLE OPINION

Title Examined February 21, 2017.



Robert E. Parker, OBA #6897
Attorney at Law
8522 East 61st Street, Tulsa, OK 74133
(918) 518-5313 (phone)
(918) 392-3790 (fax)

TITLE OPINION

"EXHIBIT A"

Tract 1:

The South Half (S/2) of the Northwest Quarter (NW¼) of Section Thirty-four (34), Township Sixteen (16) North, Range Twelve (12) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey thereof.

AND

Tract 2:

The Northeast Quarter (NE¼) of Section Thirty-four (34), Township Sixteen (16) North, Range Twelve (12) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT a tract of land described as commencing at the Northeast corner of said NE¼; thence N 89° 57' 04" W along the North line thereof for 94.85 feet to the West right of way line of Highway 75; thence S 0° 02' 14" W along said right of way line for 2195.85 feet to the Point of Beginning; thence S 0° 02' 14" W along said right of way for 455.04 feet to a point on the South line of said NE¼; a distance of 91.39 feet West of the Southeast corner thereof; thence N 89° 49' 44" W along the South line of said NE¼ a distance of 2557.08 feet to the Southwest corner thereof; thence N 0° 00' 00" E along the West line of said NE¼ for 1301.58 feet; thence South 85° 57' 26" E for 635.18 feet; thence S 0° 09' 12" E for 800.70 feet; thence S 89° 44' 26" E for 1921.64 feet to the point of beginning.

AND

Tract 3:

The Northeast Quarter (NE¼) of Section Thirty-four (34), Township Sixteen (16) North, Range Twelve (12) East of the Indian Meridian, Okmulgee County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Commencing at the Northeast Corner of said NE/4 thence North 89° 57' 04" West along the North line thereof for 94.85 feet to the West Right of Way line of Highway 75; thence South 0° 02' 14" West along said right of way line for 2195.85 feet to the point of beginning; thence South 0° 02' 14" West along said right of way line for 455.04 feet to a point on the South line of said NE/4 a distance of 91.39 feet West of the Southeast Corner thereof; thence North 89° 49' 44" West along the South line of said NE/4 a distance of 2557.08 feet to the Southwest corner thereof; thence North 0° 00' 00" East along the West line of said NE/4 for 1301.58 feet; thence South 85° 57' 26" East for 635.18 feet; thence South 0° 09' 12" East for 800.70 feet; thence South 89° 44' 26" East for 1921.64 feet to the point of beginning.



PROPERTY PHOTOS

TRACTS 1 thru 6



TRACTS 1 thru 5



TRACTS 1 & 2



TRACTS 1 & 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACTS 3 & 4



TRACTS 3 & 4



TRACTS 3 & 4



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 4



TRACT 4



TRACT 4



TRACT 5



TRACTS 3, 5 & 6



TRACTS 4, 7 & 8



TRACTS 8 thru 11



TRACT 8



TRACT 9



TRACT 9



TRACT 9



TRACTS 10 & 11



TRACT 10



TRACT 10



TRACT 10



TRACT 10



TRACT 10



TRACT 10



TRACT 10



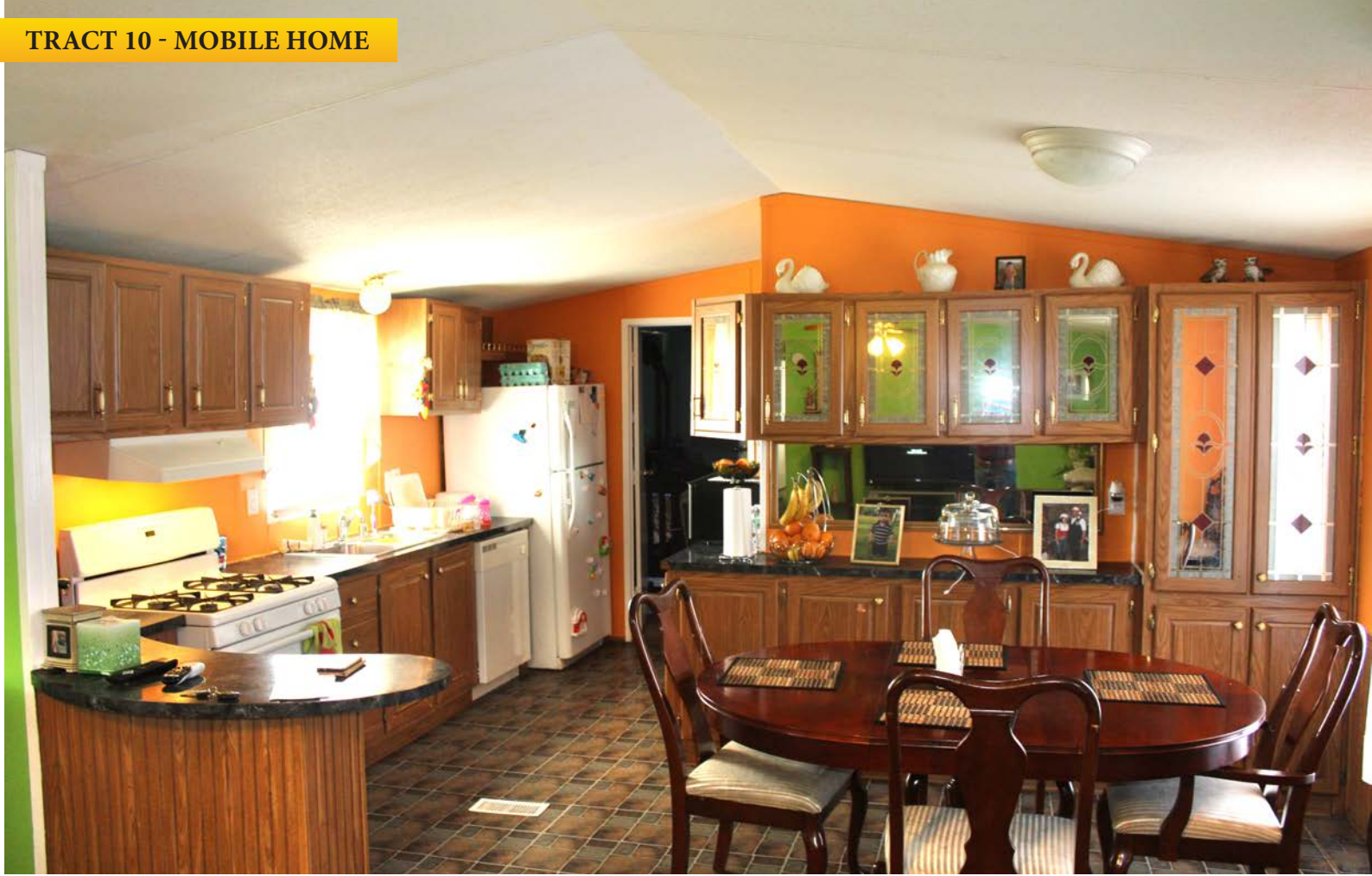
TRACT 10



TRACT 10



TRACT 10 - MOBILE HOME



TRACT 10 - MOBILE HOME



TRACT 10 - MOBILE HOME



TRACT 11



TRACT 11



TRACT 11





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