

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment Number: LIPSKA 82694

SCHEDULE A

1. Commitment Date: May 8, 2017 at 07:30 AM

2. Policy (or Policies) to be issued:	Amount
(a) Owner's Policy ( ALTA Own. Policy (06/17/06) )	? ? ? ?
Proposed Insured:	
TO BE DETERMINED	
(b) Loan Policy ( ALTA Loan Policy (06/17/06) )	
Proposed Insured:	

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by RANDALL E. LIPSKA.

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

SW¼ SW¼ OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 17 EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA

ALL OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 17 EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA

N½ OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 17 EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA

Date: May 19, 2017

LIBERTY ABSTRACT CO. INC.

By: *Mary Alice Trammell*  
MARY ALICE TRAMMELL, TITLE INSURANCE AGENT  
110229

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## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment Number: LIPSKA 82694

**SCHEDULE B - SECTION I  
REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. OBTAIN AND RECORD A DEED FROM RANDALL E. LIPSKA AKA RANDALL EDWARD LIPSKA, SHOWING MARITAL STATUS AND CONSORT IF REMARRIED, VESTING FEE SIMPLE TITLE TO PURCHASER(S).

2. OBTAIN AND RECORD RELEASES ON THE FOLLOWINGS:

A. MORTGAGE IN FAVOR OF THE SHATTUCK NATIONAL BANK, DATED 8-18-08 IN BOOK 1638 APGE 26 IN THE ORIGINAL SUM OF \$750,000.00

B. MORTGAGE IN FAVOR OF THE SHATTUCK NATIONAL BANK, DATED 11-12-08 IN BOOK 1657 PAGE 374 IN THE ORIGINAL SUM OF \$199,000.00

C. MODIFICATION OF MORTGAGE IN FAVOR OF THE SHATTUCK NATIONAL BANK DATED 11-20-12 IN BOOK 1997 PAGE 110.

D. MODIFICATION OF MORTGAGE IN FAVOR OF THE SHATTUCK NATIONAL BANK DATED FEBRUARY 27, 2013 IN BOOK 2020 PAGE 320

E. MODIFICATION OF MORTGAGE IN FAVOR OF THE SHATTUCK NATIONAL BANK DATED 11-27-13 IN BOOK 2076 PAGE 431.

F. MORTGAGE IN FAVOR OF SNB BANK, N.A., DATED 6-25-15 IN BOOK 2187 PAGE 317 IN THE ORIGINAL SUM OF \$1,060,500.00

G. MORTGAGE IN FAVOR OF SNB BANK, N.A., DATED 6-25-15 IN BOOK 2207 PAGE 602 IN THE ORIGINAL SUM OF \$225,000.00.

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(LIPSKA 82694.PFD/LIPSKA 82694/3)

Commitment Number: LIPSKA 82694

**SCHEDULE B - SECTION I**  
Continued)

3. OBTAIN PAYMENT FOR 2016 ADVALOREM AND PERSONAL TAXES + PENALTY.

4. NOTE: THERE IS A MOBILE HOME LOCATED UPON PROPERTY. IF MOBILE HOME TO BE INSURED, SEE REQUIREMENT "H" BELOW.

5. ADVISORY: THE ASSESSOR STILL HAVE THE TAXES ACCESSED TO ROSCOE L. LIPSKA (LTE). THERE IS A PROBATE FILED ON ROSCOE L. LIPSKA IN PB-2010-22. IN THE DISTRICT COURT OF PITTSBURG COUNTY, OKLAHOMA.

REQUIREMENT: OBTAIN AND RECORD A CERTIFIED COPY OF THE FOLLOWING DOCUMENTS FROM THE PROBATE IN PITTSBURG COUNTY CLERK'S OFFICE:

A. THE ORDER TO ADMINISTER ESTATE, APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF IDENTITY OF HEIRS-AT-LAW

B. LETTER OF ADMINISTRATION

3. NOTE: IF LENDER REQUEST SURVEY COVERAGE, WE MUST BE FURNISHED WITH SURVEY SHOWING IMPROVEMENTS THEREON.

f. Receipt of proof in affidavit form satisfactory to us that no improvements or repairs were made on the property within 120 days preceding the filing for record of the instrument required in Item Schedule B above.

g. ABSTRACT TO BE UPDATED AND ATTORNEY'S OPINION OR FINAL TITLE SEARCH TO SHOW THAT THE ABOVE REQUIREMENTS HAVE BEEN MET BEFORE THE POLICIES TO BE ISSUED.

h. IF A MANUFACTURED HOME TO BE AFFIXED TO PROPERTY AND IS PART OF THE MORTGAGE AND ANY ENDORSEMENTS 7.06 THROUGH 7.2.06 WILL BE REQUESTED, PROVIDE THE FOLLOWING:

A. MORTGAGE INSPECTION AND CERTIFICATE FROM A LICENSED SURVEYOR THAT THE MANUFACTURED HOME IS PRESENTLY AFFIXED TO THE LAND AND WITHIN THE BOUNDARIES OF THE LAND.

B. SATISFACTORY PROOF THAT THE CERTIFICATE OF TITLE TO THE MANUFACTURED HOME HAS BEEN CANCELLED BY THE OKLAHOMA TAX COMMISSION MOTOR VEHICLE DIVISION.

C. PROOF THAT A NOTICE TO THE COUNTY ASSESSOR OF CANCELLATION OF THE OKLAHOMA CERTIFICATE OF TITLE HAS BEEN FILED WITH THE COUNTY ASSESSOR IN THE COUNTY WHERE THE LAND IS LOCATED

D. PROVIDE PROOF OF ANY PAYMENT OF TAXES TO THE COUNTY ASSESSOR IN CONSIDERATION OF THE CANCELLATION OF OKLAHOMA CERTIFICATE OF TITLE



Commitment Number: LIPSKA 82694

**SCHEDULE B - SECTION I**  
(Continued)

E. THE MORTGAGE TO BE INSURED MUST INCLUDE IN THE LEGAL DESCRIPTION OF THE LAND LANGUAGE SUBSTANTIALLY AS FOLLOWS:

"THE REAL PROPERTY DESCRIBED IN THIS MORTGAGE INCLUDES AS IMPROVEMENTS TO THE LAND DESCRIBED HEREIN A MANUFACTURED HOME, YEAR \_\_\_\_\_, MAKE \_\_\_\_\_, MODEL \_\_\_\_\_, AND IDENTIFICATION NO. \_\_\_\_\_ AFFIXED TO THE LAND."

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(LIPSKA 82694.PFD/LIPSKA 82694/3)

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment Number: LIPSKA 82694

**SCHEDULE B - SECTION II  
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
5. ALL ASSESSMENT AND TAXES DUE IN 2017 AND SUBSEQUENT YEARS NOT YET DUE NOR PAYABLE.
6. TITLE TO ALL WATER, OIL, GAS AND OTHER MINERALS INCLUDING COAL AND ASPHALT WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING AND DRILLING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
7. STATUTORY EASEMENT FOR ROADWAY PURPOSES ALONG ALL SECTION LINES.
8. GAS PIPELINE EASEMENT IN FAVOR OF GAS SERVICE CORPORATION RECORDED IN BOOK D 196 PAGE 96 ACROSS N $\frac{1}{2}$  OF SECTION 28 AND NW $\frac{1}{4}$  OF SECTION 29.
9. PIPELINE EASEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 425 PAGE 596 ACROSS N $\frac{1}{2}$  NE $\frac{1}{4}$  OF SECTION 28 AND N $\frac{1}{2}$  N $\frac{1}{2}$  OF SECTION 27.
10. GAS PIPELINE EASEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 437 PAGE 25 ACROSS SECTION 27.
11. ROADWAY EASEMENT IN FAVOR OF JOSEPH AUSTIN HOUSE FOR INGRESS AND EGRESS ACROSS W $\frac{1}{2}$  W $\frac{1}{2}$  NW $\frac{1}{4}$  OF SECTION 27 RECORDED IN BOOK 500 PAGE 552.
12. PIPELINE EASEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 549 PAGE 193 ACROSS SE $\frac{1}{4}$  NW $\frac{1}{4}$  AND SW $\frac{1}{4}$  NE $\frac{1}{4}$  OF SECTION 27.
13. WATER PIPELINE EASEMENT IN FAVOR OF RURAL WATER, SEWER, GAS AND SOLID WASTE MANAGEMENT DISTRICT NO. 14 RECORDED IN BOOK 738 PAGE 460, ACROSS N $\frac{1}{2}$  OF SECTION 28 AND N $\frac{1}{2}$  OF SECTION 27.
14. WATER PIPELINE EASEMENT IN FAVOR OF RURAL WATER, SEWER, GAS AND SOLID WASTE MANAGEMENT DISTRICT NO. 14 RECORDED IN BOOK 738 PAGE 464, ACROSS EAST SIDE OF SECTION 27.
15. PIPELINE EASEMENT IN FAVOR OF PETROQUEST ENERGY LLC RECORDED IN BOOK 1665 PAGE 282, ACROSS SW $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 22.
16. PIPELINE EASEMENT IN FAVOR OF PETROQUEST ENERGY LLC RECORDED IN BOOK 1665 PAGE

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(LIPSKA 82694.PFD/LIPSKA 82694/3)

Commitment Number: LIPSKA 82694

**SCHEDULE B - SECTION II**  
Continued)

285, ACROSS W½ NW¼ OF SECTION 27.

17. PIPELINE EASEMENT IN FAVOR OF PETROQUEST ENERGY LLC RECORDED IN BOOK 1666 PAGE 186, ACROSS S½ N½ OF SECTION 28.
18. SUBSURFACE EASEMENT IN FAVOR OF PETROQUEST ENERGY LLC FOR A DIRECTIONAL AND/OR HORIZONTAL WELL RECORDED IN BOOK 2137 PAGE 237, ACROSS SW¼ SW¼ OF SECTION 22.
19. PIPELINE EASEMENT IN FAVOR OF SCISSORTAIL ENERGY LLC RECORDED IN BOOK 2150 PAGE 530 ACROSS S½ SW¼ SW¼ OF SECTION 22.
20. PIPELINE EASEMENT IN FAVOR OF SCISSORTAIL ENERGY LLC RECORDED IN BOOK 2150 PAGE 544 ACROSS NE¼ NE¼ OF SECTION 27.

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(LIPSKA 82694.PFD/LIPSKA 82694/3)

COUNTY TREASURER TAX ROLLS - 2016 - Item No.011054

PERSONAL INFORMATION

LIPSKA, ROSCOE L. (LTE)  
4386 TWO MILE RD

QUINTON OK 745610000

REAL PROPERTY INFORMATION

Parcel 0000-22-07N-17E-0-302-01  
Sec/Twn/Rge 22 07N 17E  
Acres 40.00  
Property 09730  
Location

GROSS ASSESSED VALUE

Personal Property \$0.00  
Land & Improvements \$988.00  
Mobile Home \$0.00  
Exemption \$0.00

OTHER INFORMATION

Net Assessed Value \$988.00  
Millage Rate 0.0979900  
Total Tax \$97.00  
Unpaid Taxes (see note below) \$49.23  
School District #17 Quint

LEGAL DESCRIPTION

SW SW: SEC 22-7-17

PAYMENT INFORMATION

TYPE: F NO: 33341 DATE: 1/05/2017  
TAX: \$48.50 FEES: \$0.00 PENALTY: \$0.00

PAID BY LIPSKA FEED & GRAIN

NOTES:

Penalties calculated through 05/15/2017.

PROVIDED BY:  
Donna Scrivner  
Pittsburg County Treasurer

DATA LAST UPDATED:  
05-10-2017  
07:30:05

115 E. Carl Albert  
McAlester, OK 74501  
(918) 423-6895

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COUNTY TREASURER TAX ROLLS - 2016 - Item No.011075

PERSONAL INFORMATION

LIPSKA, ROSCOE L. (LTE)  
4386 TWO MILE RD

QUINTON OK 745610000

REAL PROPERTY INFORMATION

Parcel 0000-27-07N-17E-0-101-01  
Sec/Twn/Rge 27 07N 17E  
Acres 640.00  
Property RT 1 BOX 2430  
Location QUINTON

GROSS ASSESSED VALUE

Personal Property	\$0.00
Land & Improvements	\$33,534.00
Mobile Home Exemption	\$4,410.00
	\$0.00

OTHER INFORMATION

Net Assessed Value	\$33,534.00
Millage Rate	0.0979900
Total Tax	\$3,286.00
Unpaid Taxes (see note below)	\$1,667.65
School District	#17 Quint

LEGAL DESCRIPTION

MH W/O VIN ALL SEC 27-7-17

PAYMENT INFORMATION

TYPE: F	NO: 33343	DATE: 1/05/2017
TAX: \$1,643.00	FEES: \$0.00	PENALTY: \$0.00

PAID BY LIPSKA FEED & GRAIN

NOTES:

Penalties calculated through 05/15/2017.

PROVIDED BY:  
Donna Scrivner  
Pittsburg County Treasurer

DATA LAST UPDATED:  
05-10-2017  
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115 E. Carl Albert  
McAlester, OK 74501  
(918) 423-6895

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COUNTY TREASURER TAX ROLLS - 2016 - Item No.011076

PERSONAL INFORMATION  
 LIPSKA, ROSCOE L. (LTE)  
 4386 TWO MILE RD  
 QUINTON OK 745610

REAL PROPERTY INFORMATION  
 Parcel 0000-28-07N-17E-0-101-01  
 Sec/Twn/Rge 28 07N 17E  
 Acres 320.00  
 Property 09751  
 Location

GROSS ASSESSED VALUE  
 Personal Property \$0.00  
 Land & Improvements \$8,474.00  
 Mobile Home Exemption \$0.00  
 Exemption \$0.00

OTHER INFORMATION  
 Net Assessed Value \$8,474.00  
 Millage Rate 0.0979900  
 Total Tax \$830.00  
 Unpaid Taxes (see note below) \$421.23  
 School District #17 Quint

LEGAL DESCRIPTION  
 N2: SEC 28-7-17

PAYMENT INFORMATION  
 TYPE: F NO: 33344 DATE: 1/05/2017  
 TAX: \$415.00 FEES: \$0.00 PENALTY: \$0.00

PAID BY LIPSKA FEED & GRAIN

NOTES:

Penalties calculated through 05/15/2017.

PROVIDED BY:  
 Donna Scrivner  
 Pittsburg County Treasurer

DATA LAST UPDATED:  
 05-10-2017  
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115 E. Carl Albert  
 McAlester, OK 74501  
 (918) 423-6895

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COUNTY TREASURER TAX ROLLS - 2016 - Item No.051430

PERSONAL INFORMATION

LIPSKA, RANDY  
 4386 TWO MILE RD  
 QUINTON OK 74561

REAL PROPERTY INFORMATION

Parcel  
 Sec/Twn/Rge  
 Acres 0.00  
 Property  
 Location

GROSS ASSESSED VALUE

Personal Property \$6,951.00  
 Land & Improvements \$0.00  
 Mobile Home Exemption \$0.00

OTHER INFORMATION

Net Assessed Value \$6,951.00  
 Millage Rate 0.0979900  
 Total Tax \$681.00  
 Unpaid Taxes (see note below) \$345.61  
 School District #17 Quint

LEGAL DESCRIPTION

PAYMENT INFORMATION

TYPE: F NO: 33345 DATE: 1/05/2017  
 TAX: \$340.50 FEES: \$0.00 PENALTY: \$0.00

PAID BY LIPSKA FEED & GRAIN

NOTES:

Penalties calculated through 05/15/2017.

*Pers-*

PROVIDED BY:  
 Donna Scrivner  
 Pittsburg County Treasurer

DATA LAST UPDATED:  
 05-10-2017  
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115 E. Carl Albert  
 McAlester, OK 74501  
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