

LAND AUCTION

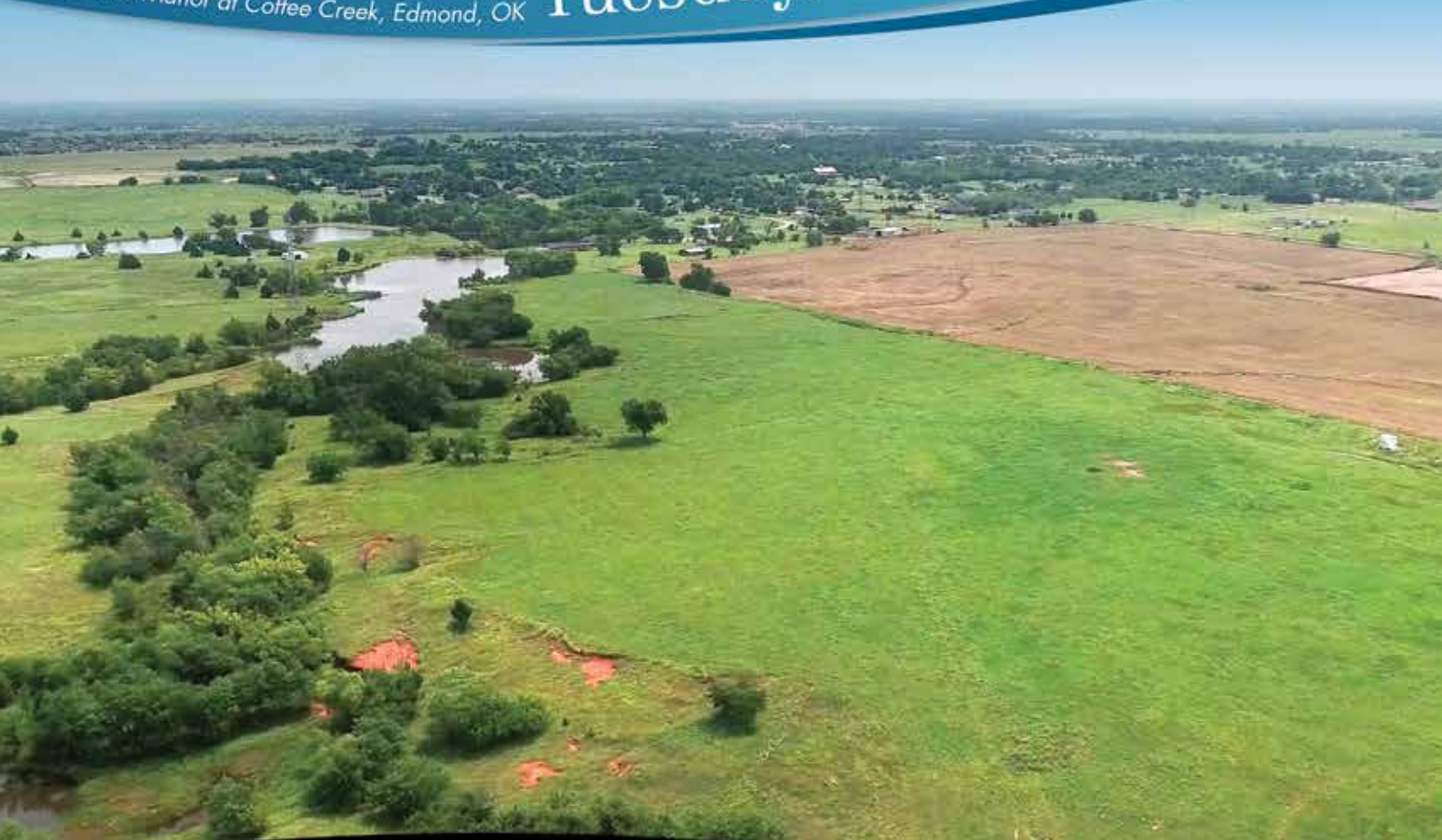
160
acres

Deer Creek I Oklahoma County, OK

Offered in 8 Tracts ranging
from 5± to 60± acres

Tuesday, October 30 at 6:30pm
Online Bidding Available

held at The Manor at Coffee Creek, Edmond, OK



Information Booklet

Potential Homesites • Development Land Parcels • Deer Creek Schools • Large, Stocked Pond • Gentle Topography

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • SchraderAuction.com

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

Follow us and download our new Schrader iOS app



BOOKLET INDEX



Real Estate Auction Registration Forms

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Location Map

Tract Map

Soils Map & Productivity Information

Topographic Map

Tax Record Card

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Alta Survey

Property Photos



BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 30, 2018
160 ACRES – DEER CREEK, OKLAHOMA

For pre-registration, 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 Tuesday, October 23, 2018.
Otherwise, registration available onsite prior to the auction.

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
160± Acres • Deer Creek, Oklahoma
Tuesday, October 30, 2018

<p>This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.</p>
--

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 Tuesday, October 30, 2018 at 6:30 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, Tuesday, October 23, 2018**. 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



160 acres LAND AUCTION

Offered in 8 Tracts ranging from 5± to 60± acres

Deer Creek | Oklahoma County, OK

held at The Manor at Coffee Creek, Edmond, OK

Tuesday, October 30 at 6:30pm
Online Bidding Available

The Creekmore Farm is comprised of 160± acres located at the intersection of Coffee Creek Road (220th) and Council Road in Deer Creek, Oklahoma. With 1/2 mile of road frontage on both Coffee Creek and Council Roads the property is easily accessible and desirable for future development. Deer Creek Water Corporation has existing 12" water lines on both the south and west borders of the property, along the roadways; Buyers are responsible for consulting with Deer Creek Water Corporation regarding access to and use of these existing water lines.

The farm will be offered in 8 tracts, ranging in size from 5± to 60± acres. Located on Tract 4 is a large, stocked pond with excellent bass fishing. A sloping topography makes for some excellent potential building sites overlooking the pond. The balance of the property has been in active agricultural production for many years, which has kept the property nicely manicured and appealing for future development. Buyers will have the opportunity to bid on any individual tract or combination of parcels that best fit their needs, do not miss this unique opportunity in Deer Creek Schools!

Tract 1: 5± Acres located along Coffee Creek Road, excellent potential building site.

Tract 2: 7± Acres located at the intersection of Coffee Creek and Council Road, great corner tract.

Tract 3: 10± Acres located along Council Road, excellent potential building site.

Tract 4: 60± Acres with access off of Council Road. This parcel includes the large, stocked pond with attractive topography and tree lined creek bottom.

Tract 5: 10± Acres located along Council Road, excellent potential building site.

Tract 6: 10± Acres located along Council Road on the far north corner of the property.

Tract 7: 23± Acres located along Coffee Creek Road with a nice level topography.

Tract 8: 35± Acres located along Coffee Creek Road at the southeastern corner of the property.

PROCEDURE: Tracts 1 through 8 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 Deed, Without Warranty.

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 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the Property shall be at closing, subject to the rights of the current tenants.

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

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, and all other minerals on, in and under that are associated with and may be produced from the Property, and all rights appurtenant thereto, and the term "Property" shall not include any mineral rights.

SURVEY: Seller shall provide a new survey if required to determine a legal description. 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.**

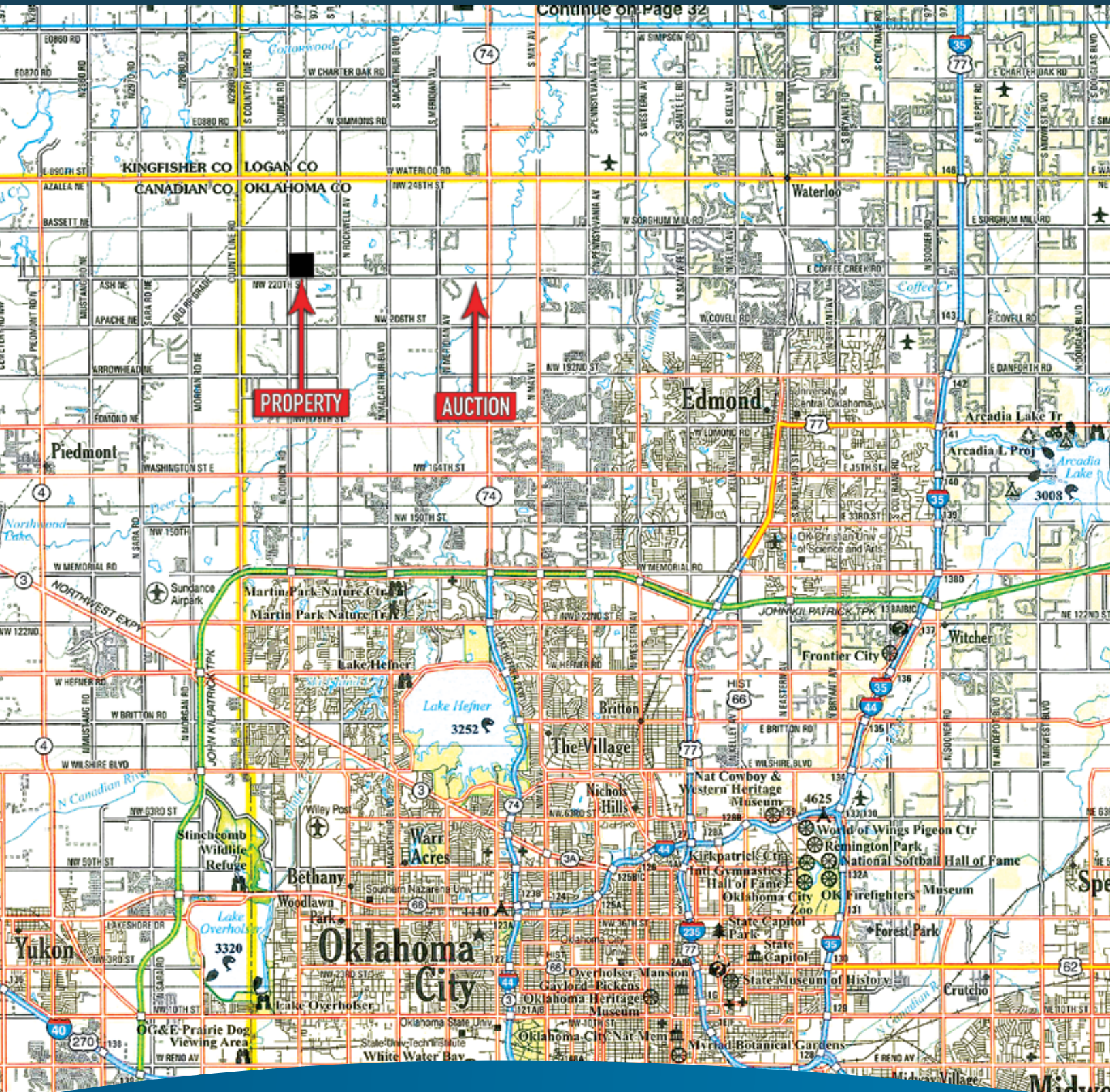
NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

TERMS & CONDITIONS

LOCATION MAP



LOCATION MAP



Continue on Page 32

DIRECTIONS

To The Property:
 From the intersection of Hwy 74 and Coffee Creek Rd, travel west on Coffee Creek Rd for 3.5 miles and property begins on your right.

To The Auction:
 From the intersection of Hwy 74 and Coffee Creek Rd, travel west on Coffee Creek Rd for 0.2 mile and entrance will be on your left.

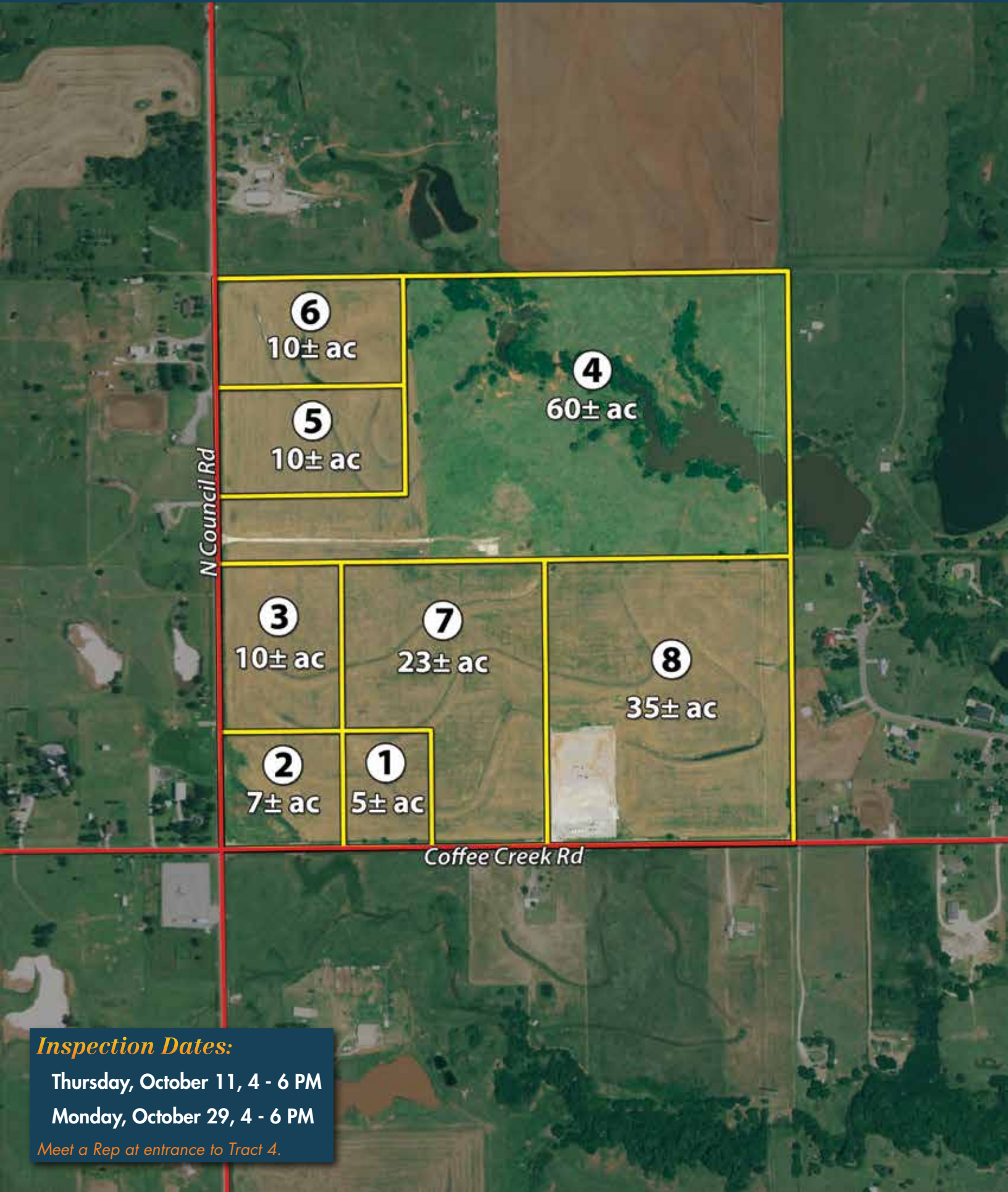


You may bid online during the auction at schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Kevin Jordan at **Schrader Auction Company - 800-451-2709**.

TRACT MAP



TRACT MAP



N Council Rd

Coffee Creek Rd

6

10± ac

5

10± ac

4

60± ac

3

10± ac

7

23± ac

8

35± ac

2

7± ac

1

5± ac

Inspection Dates:

Thursday, October 11, 4 - 6 PM

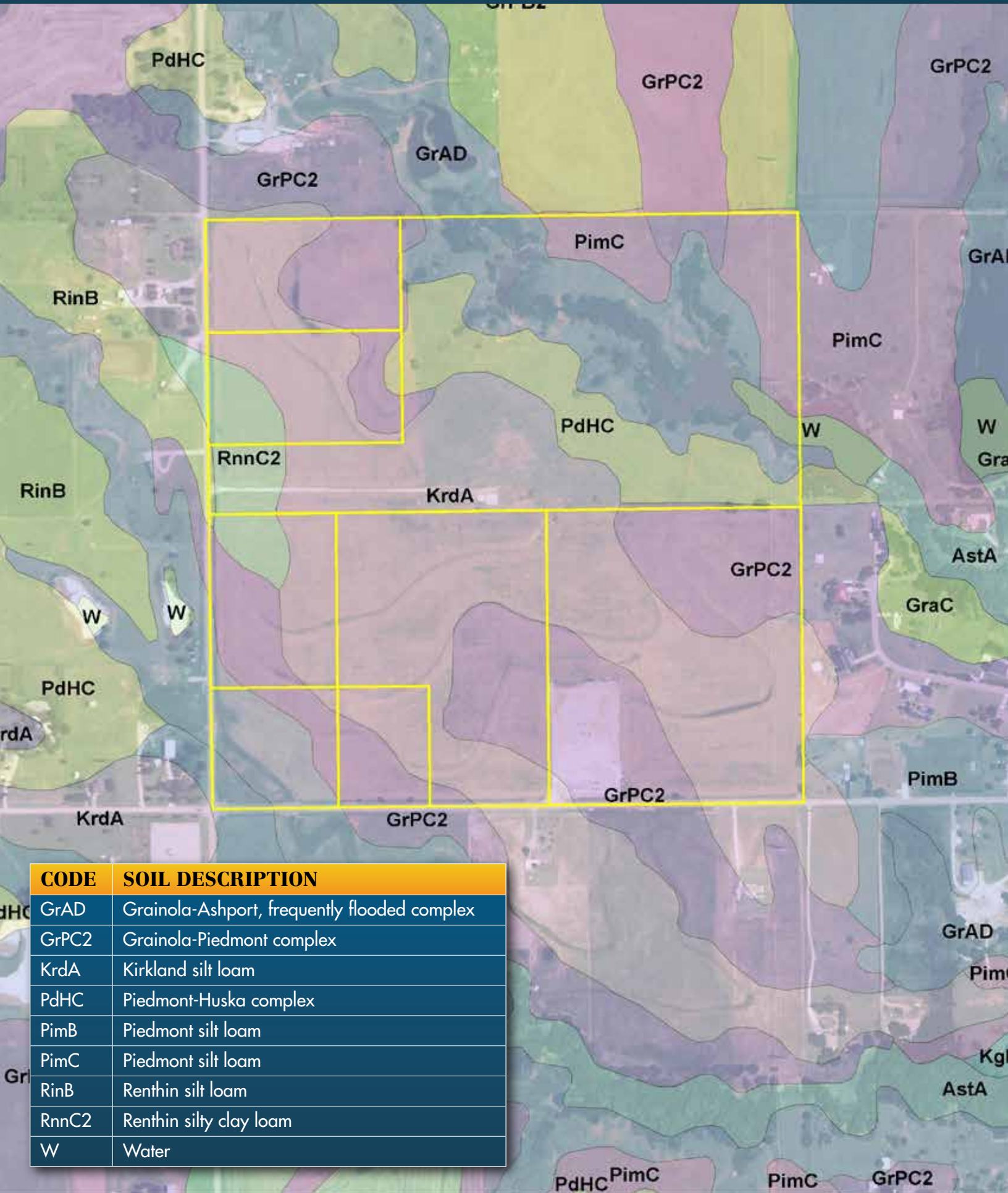
Monday, October 29, 4 - 6 PM

Meet a Rep at entrance to Tract 4.

SOILS MAP



SOILS MAP

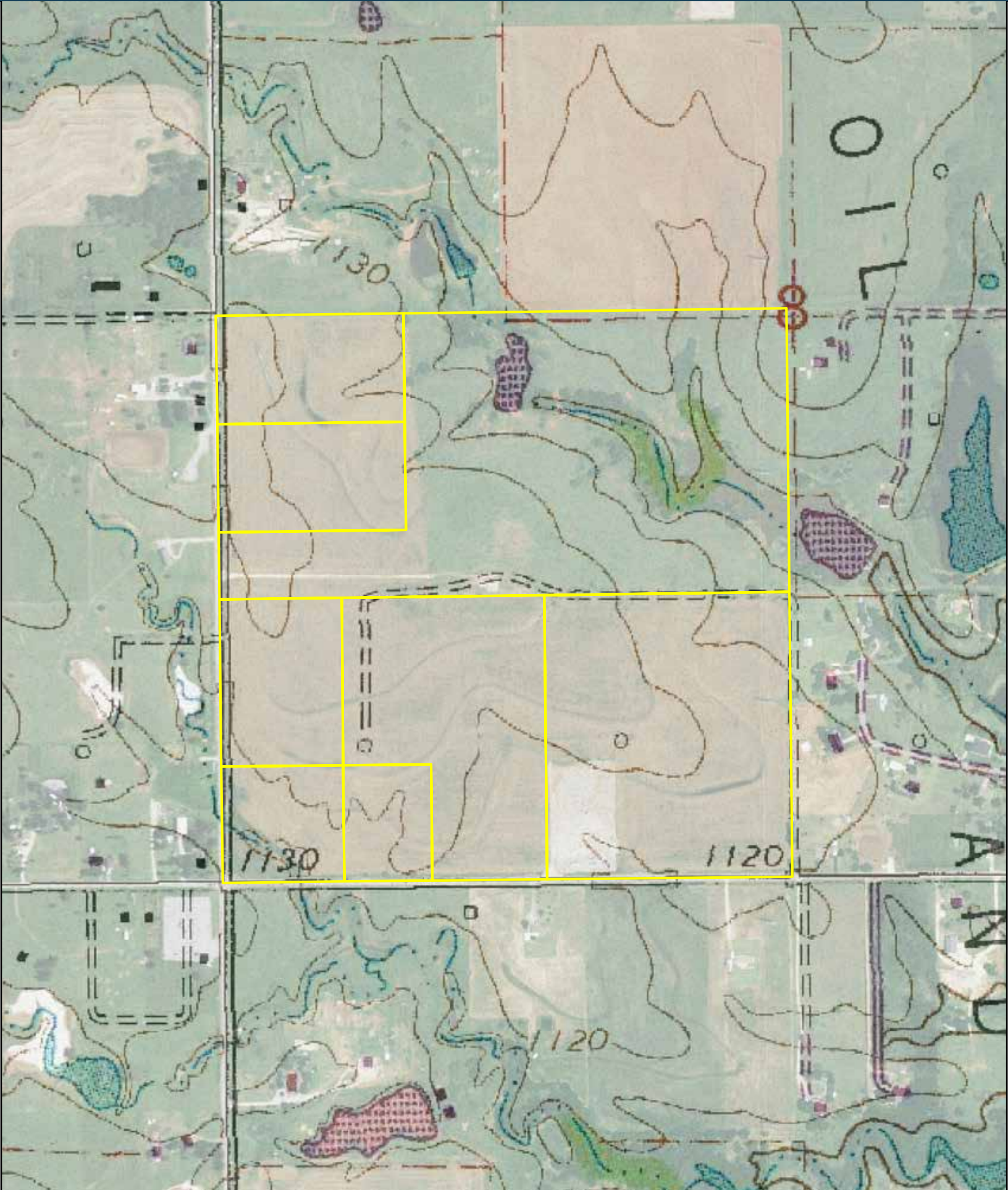


CODE	SOIL DESCRIPTION
GrAD	Grainola-Ashport, frequently flooded complex
GrPC2	Grainola-Piedmont complex
KrdA	Kirkland silt loam
PdHC	Piedmont-Huska complex
PimB	Piedmont silt loam
PimC	Piedmont silt loam
RinB	Renthin silt loam
RnnC2	Renthin silty clay loam
W	Water

TOPOGRAPHIC MAP



TOPOGRAPHIC MAP



TAX RECORD CARD



TAX RECORD CARD



[Leonard Sullivan](#)
Oklahoma County
Assessor

Oklahoma County Assessor's Public Access System

320 Robert S. Kerr #313
Oklahoma City, Ok 73102



[Larry Stein](#)
Chief Deputy
(405) 713-1214

All records are current as of close of previous working day

Leonard Sullivan-Oklahoma County Assessor Public Access System (405) 713-1200

Home	Contact Us	Guest Book	Map Search	New Search
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Real Property Display - Screen Produced 9/6/2018 11:31:21 AM

Account: R257087000	Type: Agricultural		Location:	0 UNKNOWN
Building Name/Occupant:			<input type="button" value="Map Parcel"/>	
Owner Name 1:	CREEKMORE STEPHEN PAUL		1/4 section #:	4831
Owner Name 2:	CREEKMORE PHILLIP MARK		Parent Acct:	
Billing Address 1:	C/O REAL PROPERTY SERVICES		Tax District:	<input type="text" value="TXD 106FD2"/>
Billing Address 2:	PO BOX 24128		School System:	Deer Creek #6
City, State, Zip	OKLAHOMA CITY, OK 73124-9981		Land Size:	160.00 Acres
<input type="button" value="Associated Personal Property"/>	Land Value: 39,201		Lot Dimensions:	Width Depth
			Treasurer:	<input type="button" value="Click to View Taxes"/>
Sect 8-T14N-R4W Qtr SW	DEER CREEK TOWNSHIP Block 04W Lot 008		<input type="button" value="Subdivision Sales"/>	

Full Legal Description: DEER CREEK TOWNSHIP 04W 008 SW4 PT OF SEC 8 14N 4W

<input type="button" value="Photo & Sketch (if available)"/>	Comp Sales Address/Date/Price (<input type="button" value="ordered by relevancy"/>	<input type="button" value="Report Coming Soon"/>
	No comparable sales returned.	

Valuation History (*2018 Tax amounts are estimates only, actual tax amounts will be posted November 2018)

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Tax	Tax Savings
2018	39,201	39,201	4,312	0	4,312	118.48	510.90	0.00
2017	39,201	39,201	4,312	0	4,312	118.48	510.90	0.00
2016	39,201	39,201	4,312	0	4,312	118.28	510.04	0.00
2015	39,925	39,925	4,391	0	4,391	115.36	506.63	0.00
2014	39,925	39,925	4,391	0	4,391	116.58	511.99	0.00

-- -- > >| [1/4]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R257087000	1999	Capped Ag 3%	0

Property Deed Transaction History (

Date	Type	Book	Page	Price	Grantor	Grantee
12/1/1984	<input type="button" value=">"/>	Historical	5265	148	0	CREEKMORE STEPHEN PAUL

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
------	------	--------------	----------------------	----------------	-----------	--------------

No Notice of Value N.O.V. records returned.

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
--------	----------	-------------	--------	-------------	-----------------------	--------

No Building Permit records returned.

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
<input type="button" value="1"/>	Vacant				

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
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TITLE COMMITMENT



TITLE COMMITMENT

**FIRST AMERICAN
TITLE INSURANCE COMPANY**

COMMITMENT FOR TITLE INSURANCE

Inquiries Should Be Directed To:

Vanessa Shadix
(405) 232-6700 – Voice
(405) 239-2702 – Fax

American Eagle Title Insurance Company
421 N.W. 13th Street, Suite 320
Oklahoma City, OK 73103

vshadix@ameagletitle.com

Commitment No. 1806-0005-23

SCHEDULE A

1. Effective Date: May 16, 2018 at 7:30 A.M.
2. Policy or policies to be issued: AMOUNT
 - (a) ALTA OWNERS POLICY (6/17/2006) TBD
Proposed Insured:

To be named by endorsement
 - (b) ALTA LOAN POLICY (6/17/2006) TBD
Proposed Insured:

To be named by endorsement
3. (a) The estate or interest in the land described in this commitment is:

Fee Simple

(b) Title to said estate or interest in said land is at the effective date hereof vested in:

Stephen Paul Creekmore and Phillip Mark Creekmore
4. The land referred to in this Commitment is located in the County of Oklahoma, State of Oklahoma and is **a portion of the land** described as follows:

The southwest quarter of Section 8, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B – PART I

Commitment No. 1806-0005-23

PART I. The following are the requirements to be complied with:

1. Submit proof of the payment to or for the account of the grantors and/or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper documents creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Deed from Stephen Paul Creekmore and Phillip Mark Creekmore, showing marital status and joined by spouse of each if married vesting fee simple title in To be named by endorsement.

Note: The State of Oklahoma requires the payment of a conveyance tax in the amount of \$00.75 per \$500.00 of consideration as a condition precedent to the recordation of any Deed as provided by 68 O.S. § 3201, subject to the exemptions provided for by 68 O.S. § 3202.

Mortgage from To be named by endorsement securing your loan.

Note: The State of Oklahoma requires the payment of a mortgage tax as a condition precedent to the recordation of any mortgage on the following basis:

<u>Loan Term</u>	<u>Tax per \$100.00</u>
5 or more years	\$00.10
4 years or longer, but under 5 years	\$00.08
3 years or longer, but under 4 years	\$00.06
2 years or longer, but under 3 years	\$00.04
Less than 2 years	\$00.02

3. Return properly executed Lien Affidavit and Indemnity to the Company, and if required, satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid.

Continued on next page

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B – PART I-Continued

Commitment No. 1806-0005-23

4. Satisfactory Affidavit of Possession executed by the seller(s).
5. In the event the proposed insured requires deletion of the general survey exception set forth in paragraph 7 of Schedule B – Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016) [the "Survey Standards"], including Items 1, 2, 4, 7, 8, 9, 10, 11, 16 and 19, as set forth in Table A of the Survey Standards.

Note: Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.

Note: The land described in Schedule A is a larger parcel of which the subject property is a part. Upon receipt of the survey required above, this Commitment must be revised to described the exact parcel of land (the "Insured Parcel"), title to which is to be insured, and eliminate any of the matters shown in Part II of Schedule B which do not affect the Insured Parcel.
6. Obtain "lot split approval" from the appropriate city/county planning commission.
7. Obtain a court search as to To be named by endorsement in Oklahoma County, and satisfy any judgments or liens which create a lien on the subject property and have releases thereof filed of record.
8. Furnish satisfactory evidence that the proposed insured is an entity capable of holding title to real property in the state of Oklahoma.
9. This commitment for title insurance is issued by American Eagle Title Insurance Company, as agent for First American Title Insurance Company, and shall not be binding on First American Title Insurance Company unless and until American Eagle Title Insurance Company has obtained high liability authorization, if amount of insurance exceeds \$5,000,000.00.

Continued on next page

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B – PART I-Continued

Commitment No. 1806-0005-23

9. Satisfactory proof of identity must be furnished with regard to the parties executing all documents required hereunder. This may be in the form of a copy of the document(s) (driver's license, passport, etc.) relied upon by the Notary Public for identification of such parties.
10. The abstract covering the land, which was last certified on the date hereinafter shown, must be brought to date, as provided by Oklahoma Department of Insurance Regulations, if the insured transaction is not recorded within 180 days of May 16, 2018.

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B – PART II

Commitment No. 1806-0005-23

Part II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Fees, taxes and assessments made by any taxing authority for the year 2018, which are not yet ascertainable, due or payable, and all subsequent years.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. Any adverse matters which would be disclosed by a judgment search on the within named insured.
6. Rights or claims of parties in possession or entitled to possession of the Land, or portions thereof, whose rights are not evidenced by documents recorded in the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

Continued on next page

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B – PART II-Continued

Commitment No. 1806-0005-23

8. The dower, curtesy, homestead, community property or other statutory marital rights, if any, of the spouse of any individual insured.
9. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
10. Section line road easement created under Title 43 USC Section 1095 and any rights therein granted to others by the Board of County Commissioners of the county in which the Land is located or by the city in which the Land is located.
11. Right of Way Grant in favor of Phillips Petroleum Company and Standish Pipe Line Company a corporation recorded in Book 433, page 396. Phillips Petroleum Company now known as ConocoPhillips Company, a Delaware corporation as evidenced by Secretary's Certificate recorded in Book 8726, page 158. The interest of ConocoPhillips Company, a Delaware corporation, formerly Phillips Petroleum Company is subject to the interest assigned to OKC Pipeline, Inc. by Assignment of Right-of-Way Contracts recorded in Book 4210, page 98, the interest of OKC Pipeline, Inc. assigned to Associated Natural Gas, Inc., a Colorado corporation by Assignment of Pipeline Rights-of-Way and Easements recorded in Book 6312, page 1457, Associated Natural Gas, Inc. now known as DCP Midstream, LP, a Delaware limited partnership as evidenced by Certificates recorded in Book 8570, page 714, Book 8570, page 716, Book 8570, page 718 and Book 8570, page 721 and Limited Power of Attorney and Revocation of Prior Powers of Attorney recorded in Book 12764, page 973. Standish Pipe Line Company merged into Phillips Pipe Line Company as evidenced by Certificate recorded in Book 4163, page 1171. The interest of Phillips Pipe Line Company, formerly known as Standish Pipe Line Company assigned to Duke Energy Field Services, LP by Special Warranty Assignment of Agreements recorded in Book 8316, page 720. Duke Energy Field Services, LP now known as DCP Midstream, LP, a Delaware limited partnership as evidenced by Limited Power of Attorney and Revocation of Prior Powers of Attorney recorded in Book 12764, page 973.

Continued on next page

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B – PART II-Continued

Commitment No. 1806-0005-23

12. Pipe Line Right of Way in favor of Cimarron Valley Pipe Line Company recorded in Book 517, page 450, assigned to Sunoco Partners Real Estate Acquisition LLC, a Delaware limited liability company by Assignment and Assumption Agreement recorded in Book 12070, page 1510.
13. Easement in favor of Oklahoma Gas and Electric Company, an Oklahoma corporation recorded in Book 4437, page 1661.
14. Right of Way Grant in favor of Phillips Petroleum Company recorded in Book 4953, page 1863, assigned to GPM Gas Company, LP, a Delaware limited partnership by Special Warranty and Assignment of Agreements recorded in Book 7973, page 913. GPM Gas Company, LP now known as DCP Midstream, LP, a Delaware limited partnership as evidenced by Limited Power of Attorney and Revocation of Prior Powers of Attorney recorded in Book 12764, page 973.
15. Pipeline Right of Way Easement in favor of Beta Operating Company, L.L.C. recorded in Book 9396, page 1475, assigned to Superior Pipeline Company, L.L.C., by Assignment of Easements recorded in Book 10385, page 1052.
16. Pipeline Right of Way Easement in favor of Superior Pipeline Company, L.L.C. recorded in Book 9767, page 1912.
17. Pipeline Right of Way Easement in favor of Superior Pipeline Company, L.L.C. recorded in Book 10740, page 1740.
18. Pipeline Easement in favor of Superior Pipeline Company, L.L.C. recorded in Book 11760, page 1167.
19. Overhang Easement in favor of Oklahoma Gas and Electric Company, an Oklahoma corporation recorded in Book 11839, page 995.

Continued on next page

TITLE COMMITMENT


FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B – PART II-Continued

Commitment No. 1806-0005-23

20. Pipeline Right of Way Easement dated July 27, 2012 in favor of Lime Rock Resources II-A, L.P., as evidenced by Notice of Pipeline Easement recorded in Book 12056, page 487, assigned to Revolution Resources, LLC, a Delaware limited liability company by Conveyance Assignment and Bill of Sale recorded in Book 13682, page 713.
21. Surface Damage Agreement and Release dated May 20, 2011 between Stephen Paul Creekmore and Phillip Mark Creekmore and Lime Rock Resources II-A, L.P. as evidenced by and assigned to Revolution Resources, LLC, a Delaware limited liability company by Conveyance Assignment and Bill of Sale recorded in Book 13682, page 713.
22. Pipeline Easement in favor of ONEOK Gas Transportation, L.L.C., an Oklahoma limited liability company recorded in Book 13545, page 1831.

Countersigned
American Eagle Title Insurance Company

By:  ✓
Eric R. Offen
ODI License No. 51077

TITLE COMMITMENT



ALTA Commitment Form
COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

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

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

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

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

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

First American Title Insurance Company

By:

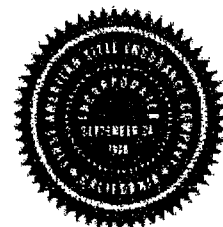
James J. Alford

Attest:

President

Christy H. King

Secretary



TITLE COMMITMENT

CONDITIONS

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

ALTA SURVEY



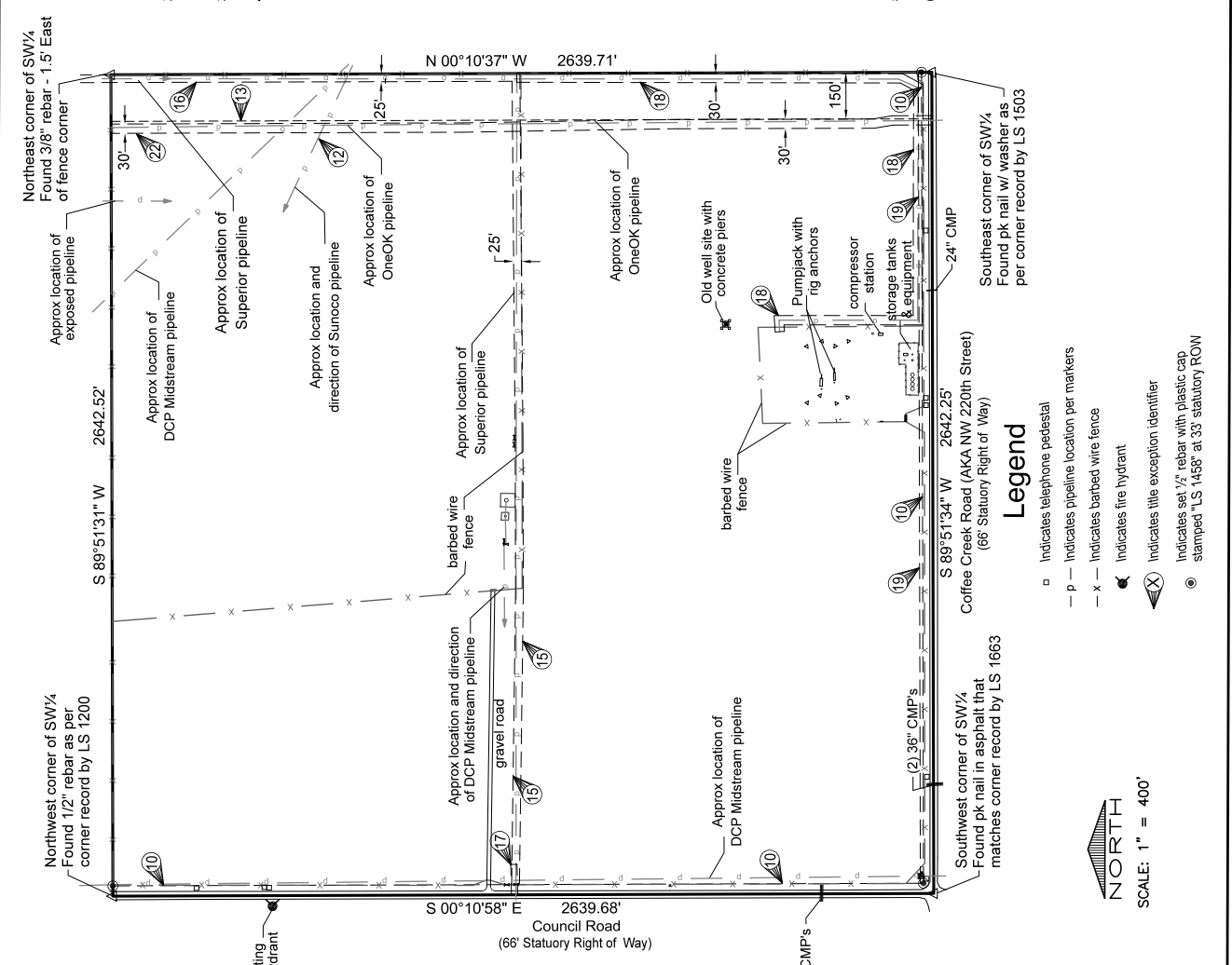
LEGAL DESCRIPTION:
 The Southwest quarter of Section 8, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

NOTES:

- This ALTA/NSPS Land Title Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- Basis of bearings for this boundary survey are based on the south line of the Southwest quarter of Section 8, T14N, R4W, being assumed to bear South 89°51'34" West, as determined by GPS observation and being monumented as shown hereon.
- This boundary survey was prepared with title commitment provided by American Eagle Title Insurance Company, Commitment No. 1806-0005-23, Effective date May 16, 2018.
- Based on a review of the aforementioned title commitment the following B-2 Exceptions are noted:
 - Exception No. 10: Section line road easement created under Title 43 USC Section 1095. (33' wide - as shown)
 - Exception No. 11: Right of Way Grant recorded in Book 433, Page 396; Secretary's Certificate recorded in Book 8726, Page 153; Assignment of Rights of Way Contracts recorded in Book 4210, Page 98 and Book 6312, Page 1457; and Certificates recorded in Book 8570, Page 714, Book 8570, Page 716, Book 8570, Page 718; Book 8570, Page 721; Limited Power of Attorney recorded in Book 12764, Page 973; Certificate recorded in Book 4163, Page 1171; Assignment of Agreements recorded in Book 8316, Page 720 and Limited Power of Attorney recorded in Book 12764, Page 973. (DCP Midstream pipeline - blanket easement over entire southwest quarter - possibly one of the DCP Midstream pipelines shown on map)
 - Exception No. 12: Pipe Line Right of Way recorded in Book 517, Page 450; Assignment and Assumption Agreement recorded in Book 12070, Page 1510. (Sunoco pipeline - blanket easement over southwest quarter) (possibly the Sunoco line shown on map)
 - Exception No. 13: Easement recorded in Book 4437, Page 1661. (as shown)
 - Exception No. 14: Right of Way Grant recorded in Book 4953, Page 1863; Special Warranty and Assignment of Agreement recorded in Book 7973, Page 913. Limited Power of Attorney recorded in Book 12764, Page 973. (does not affect - this right of way is in different section)
 - Exception No. 15: Pipeline Right of Way Easement recorded in Book 9396, Page 1475; Assignment of Easements recorded in Book 10385, Page 1052. (25' easement for Superior Pipeline - as shown)
 - Exception No. 16: Pipeline Right of Way Easement recorded in Book 9767, Page 1912. (25' easement for Superior Pipeline - as shown)
 - Exception No. 17: Pipeline Right of Way Easement recorded in Book 10740, Page 1740. (10' easement for Superior Crossover Pipeline - as shown)
 - Exception No. 18: Pipeline Right of Way Easement recorded in Book 11760, Page 1167. (30' easement for Superior Pipeline - as shown)
 - Exception No. 19: Overhang Easement recorded in Book 11839, Page 995. (North 10' of South 43 feet of property as shown)
 - Exception No. 20: Pipeline Right of Way Easement recorded in Book 12056, Page 487; Conveyance Assignment and Bill of Sale recorded in Book 13682, Page 713. (blanket easement - exhibit filed as a part of easement is drawing for different section so easement is not plottable)
 - Exception No. 21: Surface Damage Agreement and Release as evidenced by Conveyance Assignment and of Sale recorded in Book 13682, Page 713. (affects as defined in document - not plottable)
 - Exception No. 22: Pipeline Easement recorded in Book 13545, Page 1831. (30' easement for OneOK pipeline - as shown)

5. Pipelines shown hereon were determined by existing markers and flags set by pipeline companies. It is recommended that an OKIE locate is utilized prior to any construction on site.
 6. Fences along the north and east boundary appear to be in close proximity to the boundary lines, except as noted.

CERTIFICATION:
 To: Stephen Paul Creekmore and Phillip Mark Creekmore
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and the field work was completed on June 30th, 2018.



LEGAL DESCRIPTION:
 The Southwest quarter of Section 8, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

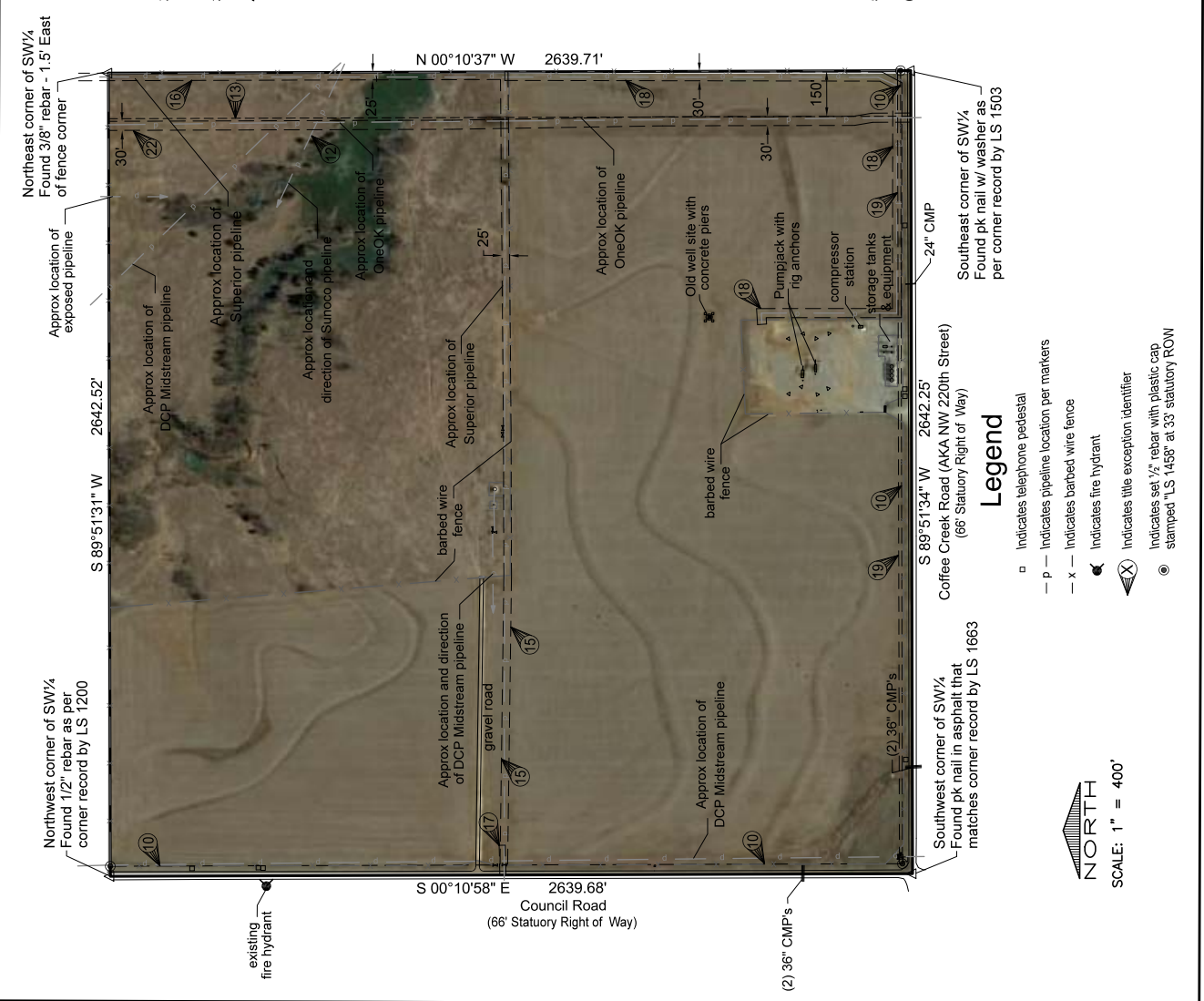
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Greg P. Skinner Date
 Oklahoma L.S. 1458



PROPERTY PHOTOS



TRACT 2



TRACT 3



TRACT 4



TRACT 4



TRACT 4



TRACT 4



TRACT 4



TRACT 5



TRACT 5



TRACT 6



TRACT 7



TRACT 8



NORTHEAST OF WHOLE PROPERTY



NORTHEAST OF WHOLE PROPERTY



TRACT 4



TRACTS 4, 7 & 8





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