

PRELIMINARY ATTORNEY'S CERTIFICATE
Dated December 1, 2020

Owners' Policy:

TO: AMERICAN EAGLE TITLE INSURANCE COMPANY and/or OLD REPUBLIC TITLE INSURANCE COMPANY

In Re: Commitment for Owners' Title Insurance Policy

RECORD OWNERS: TARA MICHELLE BARNETT, WILLIAM KIRK BARNETT and HARRIET FORD, SUBJECT TO LIFE ESTATE TO JOSIE BARNETT

PROPOSED NEW OWNER: TO BE DETERMINED

Pursuant to your request, I have examined the following described Abstracts of Title, to-wit:

(1) Abstract No. 18727-C, Volumes I-VI, covering title to the below described real estate from Inception in the Choctaw and Chickasaw Nation, pages 1 to 1672 certified to 7-15-2020 at 7:45 a.m.; by Guaranty Abstract and Title of Stigler, LLC;

and from said examination I find record title to **Tract No. I**, vested in:

An undivided one-fourth (1/4) interest unto TARA MICHELLE BARNETT, an undivided one-fourth (1/4) interest unto WILLIAM KIRK BARNETT, an undivided one-half (1/2) interest unto HARRIET FORD, AS SHOWN BY Warranty Deed dated 2-26-2001, filed 3-7-2001 at 3:13 p.m., in Book 606, Page 697, Records of the County Clerk of Haskell County, Oklahoma, as to the S/2 NW/4 LESS THE NE/4 SE/4 NW/4 AND N/2 SW/4 LESS SE/4 NW/4 SW/4 AND S/2 SW/4 (Shown at page 1194 of the Abstract);
SUBJECT TO A LIFE ESTATE TO CHRISTINE BARNETT

AND

An undivided one-fourth (1/4) interest unto TARA MICHELLE BARNETT, an undivided one-fourth (1/4) interest unto WILLIAM KIRK BARNETT, an undivided one-half (1/2) interest unto HARRIET FORD, AS SHOWN BY Warranty Deed dated 1-7-2019, filed 1-7-2019 at 3:03 p.m., in Book 904, Page 104, Records of the County Clerk of Haskell County, Oklahoma, as to the NE/4 SE/4 NW/4 (Shown at page 1635 of the Abstract);
SUBJECT TO A LIFE ESTATE TO CHRISTINE BARNETT

as to the following described real estate, to-wit:

TRACT No. I The S/2 of the NW/4 and the N/2 SW/4 LESS the SE/4 NW/4 SW/4 and the S/2 SW/4 all in Section 2, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

HOWEVER TITLE IS NOT MARKETABLE FOR THE FOLLOWING REASONS:

1. Harriet Ford formerly Barnett and Jones Scott Barnett took title to the subject property as tenants -in- common, by Warranty Deed dated 5-2-1998, filed 5-3-1998 in Book 456, Page 9, Records of the County Clerk, Haskell County, Oklahoma.

Jones Scott Barnett died sometime prior to 2001 and his estate was probated in McIntosh County, Case No. P-2001-2. The Order Allowing Final Account, Determining Heirs and Final Decree of Distribution dated 6-11-2002 was filed in the Office of the Court Clerk of McIntosh

County on the same date, reflecting that he left two heirs, namely:

**Tara Michelle Barnett and;
William Kirk Barnett**

However the probate fails to include any property located in Section 2, Township 7 North, Range 19 East, therefore title to Tract No. I was not set over to Tara Michelle Barnett and William Kirk Barnett.

REQUIREMENT NO. 1: Set aside the Order Allowing Final Account, Determining Heirs and Final Decree of Distribution, the Final Accounting and the Inventory and file Amended Inventory to reflect addition of Tract No. I, an Amended Final Accounting and an Amended Order Allowing Final Account; Determining Heirs and Final Decree of Distribution. Obtain a certified copy and record in the Office of the County Clerk, Haskell County, Oklahoma.

2. At page 706 of the Abstract there appears a Quit Claim Deed dated 10-19-1998, filed 11-9-1998 at Book 572, Page 668, Records of the County Clerk, Haskell County, Oklahoma, from Juanita J. Leird, single, conveying her interest unto Juanita J. Leird, Trustee of the Juanita J. Leird Living Trust, udt 10-19-1998, as to the following described property to-wit:

All right, title and interest in the NW/4 SE/4 NW/4 and N/2 SW/4 NW/4 and W/2 SW/4 SW/4 NW/4 of Section 2, Township 7 North, Range 19 East, Haskell County, Oklahoma.

However nowhere in the chain of title does Juanita J. Leird or Juanita J. Leird, Trustee of the Juanita J. Leird Living Trust, udt 10-19-1998, every appears, which creates a cloud on the subject property.

REQUIREMENT NO. 2: Obtain a Quit Claim Deed from JUANITA J. LEIRD, Trustee of the JUANITA J. LEIRD LIVING TRUST, UDT 10-19-1998 to TARA MICHELLE BARNETT, WILLIAM KIRK BARNETT and HARRIET FORD as to the NW/4 SE/4 NW/4 and N/2 SW/4 NW/4 and W/2 SW/4 SW/4 NW/4 of Section 2, Township 7 North, Range 19 East, Haskell County, Oklahoma, or in the alternative if JUANITA J. LEIRD, Trustee of the JUANITA J. LEIRD LIVING TRUST, UDT 10-19-1998 cannot be located, it will be necessary to file judicial proceeding to Quiet Title against JUANITA J. LEIRD, Trustee of the JUANITA J. LEIRD LIVING TRUST, UDT 10-19-1998.

and from said examination I find record title to Tract No. II, vested in:

An undivided one-fourth (1/4) interest unto TARA MICHELLE BARNETT, an undivided one-fourth (1/4) interest unto WILLIAM KIRK BARNETT, an undivided one-half (1/2) interest unto HARRIET FORD, AS SHOWN BY Warranty Deed dated 2-26-2001, filed 3-7-2001 at 3:13 p.m., in Book 606, Page 697, Records of the County Clerk of Haskell County, Oklahoma, (Shown at page 1194 of the Abstract);
SUBJECT TO A LIFE ESTATE TO CHRISTINE BARNETT

as to the following described real estate, to-wit:

TRACT No. II The SW/4 SE/4 in Section 10, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

HOWEVER TITLE IS NOT MARKETABLE FOR THE FOLLOWING REASONS:

1. Harriet Ford formerly Barnett and Jones Scott Barnett took title to the subject property as tenants -in- common, by Warranty Deed dated 5-2-1998, filed 5-3-1998 in Book 456, Page 9, Records of the County Clerk, Haskell County, Oklahoma.

Jones Scott Barnett died sometime prior to 2001 and his estate was probated in McIntosh County, Case No. P-2001-2. The Order Allowing Final Account, Determining Heirs and Final Decree of Distribution dated 6-11-2002 was filed in the Office of the Court Clerk of McIntosh

County on the same date, reflecting that he left two heirs, namely:

**Tara Michelle Barnett and;
William Kirk Barnett**

However the probate fails to include any property located in Section 10, Township 7 North, Range 19 East, therefore title to Tract No. II was not set over to Tara Michelle Barnett and William Kirk Barnett.

REQUIREMENT NO. 1: Set aside the Order Allowing Final Account, Determining Heirs and Final Decree of Distribution, the Final Accounting and the Inventory and file Amended Inventory to reflect addition of Tract No. II, an Amended Final Accounting and an Amended Order Allowing Final Account; Determining Heirs and Final Decree of Distribution. Obtain a certified copy and record in the Office of the County Clerk, Haskell County, Oklahoma.

2. At page 823 of the Abstract there appears a Order Allowing the Final Account, Determination of Heirs, Final Decree of Distribution and Discharge in the Estate of Frank Harris, Deceased, Probate No. 3066 In the District Court of Haskell County, Oklahoma, dated 10-29-1970, setting over to Susan Harris, James Harris, Marie H. Bowers, Nancy Fulsom, Glendalyn Love, Clifford Hill, Jr and Anita Jean Hill, the following described property to-wit:

All interest in the SW/4 SE/4 of Section 10, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

Thereafter at page 826 there appears a Warranty Deed dated 8-22-1977, filed 11-1-1977 in Book 327, Page 258, Records of the County Clerk, Haskell County, Oklahoma, from Susan Harris, Marie Bowers, Nancy Fulsom, Glendolyn Glover, Clifford Hill, Jr and Anita J. Hill, conveying their interests to Jones C. Barnett and Christine Barnett, husband and wife, as joint tenants. However James Harris, failed to convey his interest in the subject property, which creates a cloud upon the title.

REQUIREMENT NO. 2: Obtain a Quit Claim Deed from JAMES HARRIS, reciting his marital status, joined by his spouse, if any to TARA MICHELLE BARNETT, WILLIAM KIRK BARNETT and HARRIET FORD, as to the subject property and record in the Office of the Haskell County Clerk. If James Harris is deceased or cannot be located, file proceedings in the District Court to quiet title against him in favor of Tara Michelle Barnett, William Kirk Barnett and Harriet Ford.

3. At page 852 there appears a Order Allowing Final Account, Determination of Heirship, Distribution and Discharge in the Matter of the Estate of Susan Harris, deceased, In the District Court of Haskell County, State of Oklahoma, Case No. P-87-11, setting over a 1/3 interest in the Surface and Minerals of SW/4 SE/4 of Section 10, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma, unto the following heirs:
Nancy Fulsom, daughter 1/3rd interest,
Anita Madison, granddaughter 1/9th interest
Clifford Hill, Jr., grandson 1/9th interest
Gwendolyn Walker, granddaughter 1/9th interest
Loretta Bowers, granddaughter 1/12th interest
Joan Marie Bowers, granddaughter 1/12th interest
Susan Johnson, granddaughter, 1/12th interest
Sandra Watson, granddaughter 1/12 interest

Thereafter at page 859 their appears a Trustee's Quit Claim Deed, dated 8-11-1998, filed 8-12-1998 at Book 569, Page 194, Records of the County Clerk, Haskell County, Oklahoma from Robert D. Garrett, Trustee of the Bankruptcy Estate of Joan Marie Bowers aka Joan Marie Johnson, Case No. 97-20448 BH, Western District of Oklahoma, conveying its interest unto Chieftain Royalty Company as to the following described property:

Undivided 1/3 interest in the Surface and Minerals in the SW/4 SE/4 of Section 10,

Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

At page 869 their appears a Quit Claim Deed dated 9-4-1998, filed 9-14-1998 in Book 570, Page 605, Records of the County Clerk, Haskell County, Oklahoma, from Chieftain Royalty Company, conveying its interest unto Susan Johnson and Cardell Johnson, husband and wife as joint tenants as to the following described property to-wit:

Undivided 1/3 interest in the Surface and Minerals in the SW/4 SE/4 of Section 10, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

Thereafter at page 1430 there appears a Order Allowing Final Account Personal Representative, Decree Determining Heirs, Decree of Distribution and Discharge in the Matter of the Estate of Nancy I Harris, now Fulsom, Choctaw/Chickasaw NE (PM15694 PF4686), Deceased, In the District Court of Haskell County, State of Oklahoma, Case No. P-08-22, dated 5-3-2010, filed 5-14-2010 in Book 776, Page 10, Records of the County Clerk, Haskell County, Oklahoma, setting over to her Heirs: Benjamin Fulsom, Jr. , Linda S. (Fulsom) Washington and Marella A. (Fulsom) Polee, an undivided 1/3 each the following described property to-wit:

Undivided 1/9th interest in the SW/4 SE/4 of Section 10, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

However Susan Harris and Nancy I. Harris, now Fulsom, had previously conveyed their interest in the subject property to the Barnetts. The above described probates at pages 852 and 1430 and Deed at page 869 described above, cloud title to the subject property.

REQUIREMENT NO. 3: File a judicial proceeding In the District Court of Haskell County, State of Oklahoma to Quiet Title against the known and unknown heirs of Susan Harris, Nancy Fulsom aka Nancy I. Harris Fulsom, Anita Madison, Clifford Hill, Jr., Gwendolyn Walker, Loretta Bowers, Joan Marie Bowers, Susan Johnson, Sandra Watson, Cardell Johnson, Benjamin Fulsom, Jr. , Linda S. (Fulsom) Washington and Marella A. (Fulsom) Polee, and record in the Office of the Haskell County Clerk.

and from said examination I find record title to Tract No. III, vested in:

**An undivided one-fourth (1/4) interest unto TARA MICHELLE BARNETT, an undivided one-fourth (1/4) interest unto WILLIAM KIRK BARNETT, an undivided one-half (1/2) interest unto HARRIET FORD, AS SHOWN BY Warranty Deed dated 2-26-2001, filed 3-7-2001 at 3:13 p.m., in Book 606, Page 697, Records of the County Clerk of Haskell County, Oklahoma, (Shown at page 1194 of the Abstract);
SUBJECT TO A LIFE ESTATE TO CHRISTINE BARNETT**

as to the following described real estate, to-wit:

TRACT No. III The N/2 NW/4 and the NW/4 SW/4 NW/4 and the E/2 SW/4 NW/4 and the SW/4 SW/4 NW/4 and the NW/4 NW/4 SW/4 in Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

HOWEVER TITLE IS NOT MARKETABLE FOR THE FOLLOWING REASONS:

1. Harriet Ford formerly Barnett and Jones Scott Barnett took title to the subject property as tenants -in- common, by Warranty Deed dated 5-2-1998, filed 5-3-1998 in Book 456, Page 9, Records of the County Clerk, Haskell County, Oklahoma.

Jones Scott Barnett died sometime prior to 2001 and his estate was probated in McIntosh County, Case No. P-2001-2. The Order Allowing Final Account, Determining Heirs and Final

Decree of Distribution dated 6-11-2002 was filed in the Office of the Court Clerk of McIntosh County on the same date, reflecting that he left two heirs, namely:

**Tara Michelle Barnett and;
William Kirk Barnett**

However the probate fails to include any property located in Section 11, Township 7 North, Range 19 East, therefore title to Tract No. III was not set over to Tara Michelle Barnett and William Kirk Barnett.

REQUIREMENT NO. 1: Set aside the Order Allowing Final Account, Determining Heirs and Final Decree of Distribution, the Final Accounting and the Inventory and file Amended Inventory to reflect addition of Tract No. III, an Amended Final Accounting and an Amended Order Allowing Final Account; Determining Heirs and Final Decree of Distribution in the District Court of McIntosh County. Obtain a certified copy and record in the Office of the County Clerk, Haskell County, Oklahoma.

2. At page 1026 of the Abstract there appears a Warranty Deed dated 11-2-1948, filed 12-27-1948 in Book 148, Page 219, Records of the Haskell County Clerk, from Fay McFerron, conveying her interest unto Joe. J. Hains as to the following described property to-wit: SW/4 SW/4 NW/4 and NW/4 NW/4 SW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma. Thereafter there appears a deed from Marion Hains, widow to Marion Hains and Betty R. Calvert, mother and daughter as joint tenants to the property herein.

Thereafter there appears at page 1085 appears a Warranty Deed dated 2-27-1988, filed 3-2-1988 at Book 454, Page 101, Records of the Haskell County Clerk from Nancy M. Hains, a widow and Betty R. Calvert, single, conveying unto Jones Barnett the SW/4 SW/4 NW/4 and NW/4 NW/4 SW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma

At page 1086 there appears an Order Allowing Final Account, Determining Heirs and Final Decree of Distribution in the Estate of Joseph Jilly Hains aka Joe J. Hains, Case No. P-91-422 In the District Court of Oklahoma County, Oklahoma dated 7-31-1991, filed 8-1-1991 at Book 492, Page 72, Records of the Haskell County Clerk, Oklahoma, setting over to Nancy Melvella Hains, wife the following described property to wit:

Undivided one-half interest in the SW/4 SW/4 NW/4 and NW/4 NW/4 SW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

which creates a cloud upon the subject property.

REQUIREMENT NO. 2: Obtain a Quit Claim Deed from NANCY MELVELLA HAINDS, reciting her marital status, joined by her spouse if any to TARA MICHELLE BARNETT, WILLIAM KIRK BARNETT and HARRIET FORD as to the SW/4 SW/4 NW/4 and NW/4 NW/4 SW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

3. At page 1071 of the Abstract there appears a Journal Entry of Judgement to Quiet Title, dated 12-8-1969, filed in the District Court of Haskell County, State of Oklahoma, Case No. C-69-58 styled Jones Barnett aka Jones C. Barnett and Christine Barnett, Plaintiff-vs- C. C. Tidmore, et.al in favor of the plaintiffs as to the following described property to-wit:

To: Jones C. Barnett and Christine Barnett- Undivided ½ interest in the E/2 SW/4 NW/4 and N/2 NW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

SUBJECT TO A LIFE ESTATE UNTO MARION BARNETT

To: Jones Barnett - Undivided ½ interest in the E/2 SW/4 NW/4 and N/2 NW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

SUBJECT TO A LIFE ESTATE UNTO JOSIE BARNETT AS TO THE FOLLOWING DESCRIBED PROPERTY: SW/4 SW/4 NW/4 NW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

Marion Barnett conveyed her interest in the subject property to Jones C. Barnett and Christine Barnett, joint tenants by vitrue of Quit Claim Deed, however nowhere in the chain of title does Josie Barnett ever convey her interest in the SW/4 SW/4 NW/4 NW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

REQUIREMENT NO. 3 : As to the SW/4 SW/4 NW/4 NW/4 of Section 11, Township 7 North, Range 19 East, obtain an Affidavit to Terminate the Life Estate of Josie Barnett, attached a certified copy of the Death Certificate and record in the Office of the Haskell County Clerk.

and from said examination I find record title to **Tract No. IV and V**, vested in:

An undivided one-fourth (1/4) interest unto **TARA MICHELLE BARNETT**, an undivided one-fourth (1/4) interest unto **WILLIAM KIRK BARNETT**, an undivided one-half (1/2) interest unto **HARRIET FORD**, AS SHOWN BY Warranty Deed dated 2-26-2001, filed 3-7-2001 at 3:13 p.m., in Book 606, Page 700, Records of the County Clerk of Haskell County, Oklahoma, (Shown at page 1197 of the Abstract);

SUBJECT TO A LIFE ESTATE TO CHRISTINE BARNETT

as to the following described real estate, to-wit:

TRACT No. IV: The S/2 NE/4 and NE/4 SE/4 of Section 6, Township 7 North, Range 20 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

and

TRACT No. V: Lot 13 (lying South of the Canadian River) in Section 5, Township 9 North, Range 20 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

HOWEVER TITLE IS NOT MARKETABLE FOR THE FOLLOWING REASON:

1. Harriet Ford formerly Barnett and Jones Scott Barnett took title to the subject property as tenants -in- common, by Warranty Deed dated 5-12-1997, filed 5-13-1997 in Book 554, Page 859, Records of the County Clerk, Haskell County, Oklahoma.

Jones Scott Barnett died sometime prior to 2001 and his estate was probated in McIntosh County, Case No. P-2001-2. The Order Allowing Final Account, Determining Heirs and Final Decree of Distribution dated 6-11-2002 was filed in the Office of the Court Clerk of McIntosh County on the same date, reflecting that he left two heirs, namely:

**Tara Michelle Barnett and;
William Kirk Barnett**

However the probate fails to include any property located in Section 5, Township 9 North, Range 20 East, and Section 6, Township 7 North, Range 20 East, therefore title to Tracts No. IV AND V were not set over to Tara Michelle Barnett and William Kirk Barnett.

REQUIREMENT NO. 1: Set aside the Order Allowing Final Account, Determining Heirs and Final Decree of Distribution, the Final Accounting and the Inventory and file Amended Inventory to reflect addition of Tract No. IV AND V, an Amended Final Accounting and an Amended Order Allowing Final Account; Determining Heirs and Final Decree of Distribution in the District Court of McIntosh County, State of Oklahoma. Obtain a certified copy and record in the Office of the County Clerk, Haskell County, Oklahoma.

title is also subject to the following:

(1) MORTGAGES: None of record;

(2) JUDGMENTS:

(A) Notice of Renewal of Judgment filed in the District Court Haskell County, Oklahoma, Case No. CS-2009-140, CitiBank (South Dakota) NA, Plaintiff -vs- Cardell Johnson, Defendant, dated 1-4-2016 filed 1-11-2016 in Book 862, Page 18, Records of the County Clerk, Haskell County, Oklahoma in the amount of \$8,298.35, plus costs and attorney fees

(3) MECHANIC'S AND/OR MATERIALMEN'S LIENS: None of record;

(4) OIL AND GAS OR OTHER LEASES: Not applicable;

(5) MINERAL CONVEYANCES OR RESERVATIONS: Not applicable; We do not certify as to oil, gas and other minerals and mineral rights;

(6) EASEMENTS:

(A) Visible easements, if any.

As to TRACT NO. I:

(B) Tract I: Right-of-Way Grant from Charles Snow and Mary Jo Snow, husband and wife to Mustang Fuel, filed 6-24-1964 in Book 225, Page 414, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 319)

(C) Assignment from Enogex Gas Gathering, LLC to Hiland Operating, LLC, filed 5-16, 2006 in Book 701, Page 52, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 322)

(D) Assignment Right -of-Way Grant from Highland Partners Holdings, LLC to H. P.H. Oklahoma Gathering, LLC filed 11-19-2018, in Book 902, Page 648, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 511)

(E) Right-of-Way Grant from L. M. Coblenz to Mustang Fuel Corporation, filed 1-6-1966 at Book 241, Page 739, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 512)

(F) Right-of-Way Grant from Lila E. Smitherman to Mustang Fuel Corporation, filed 1-6-1966 at Book 241, Page 737, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 515)

(G) Right-of-Way Grant from Bernice Hopper, Loyce Mathis, Don Winton and Tom E. Winton to Mustang Fuel Corporation, filed 1-17-1966 at Book 242, Page 105, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 518)

(H) Right-of-Way Grant from Opal Moon to Mustang Fuel Corporation, filed 6-25-1985 at Book 424, Page 400, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 611)

(I) Right-of-Way Grant from Mrs George Miller to Mustang Fuel Corporation, filed 6-25-1985 at Book 424, Page 402, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 613)

(J) Right-of-Way Grant from Jones Barnett to Mustang Fuel Corporation, filed 6-25-1985 at Book 424, Page 392, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 615)

(K) Right-of-Way Grant from Jones Barnett to Mustang Fuel Corporation, filed 6-25-1985 at Book 424, Page 406, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 616)

(L) Right-of-Way Grant from Dr. George E. Miller to Mustang Fuel Corporation, filed 6-25-1985 at Book 424, Page 404, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 618)

(M) Pipeline Easement from Pearl M. Miller and Dr. George E. Miller, Jr., Co-Trustees of the Pearl M. Miller Living Trust to Bear Productions, Inc., filed 8-11-1993 in Book 512, Page 671, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 641)

(N) Right-of-Way Agreement from Christine Barnett, single to ONG Transmission Company, filed 8-22-1994 in Book 524, Page 418, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 643)

(O) Right -of-Way Grant from Christine Barnett, single to Enogex, Inc., filed 2-20-1996 in Book 541, Page 182, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 659)

(P) Pipeline Easement from Opal Moon to Bear Productions, Inc., filed 8-11-1993 in Book 512, Page 673, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 663)

(Q) Pipeline Easement from Pearl M. Miller to Bear Productions, Inc., filed 8-11-1993 in Book 512, Page 671, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 665)

(R) Assignment and Assumption of Easements from One OK Inc. Formerly ONG Company to ONG Gas Gathering Company, filed 4-4-1995, in Book 532, Page 198, Records of the County Clerk, Haskell County, Oklahoma, covering Section 2, 10 and 11 in Township 7 North, Range 19 East and Section 6, Township 7North, Range 20 East, (shown at Page 667)

(S) Right-of-Way Agreement from Christine Barnett, widow to ONG Transmission Company, filed 3-5-1996 in Book 541, Page 441, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 674)

(T) Assignment and Assumption of Easements from ONG Transmission Company to OneOK Gas Transportation, LLC, filed 4-1-1999 in Book 578, Page 276, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 675)

(U) Master Assignment and Transfer from OneOk Gas Transportation LLC to OneOk Oklahoma Gathering Assets, LLC filed 10-24-2001 in Book 616, Page 380, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 682)

(V) Assignment and Bill of Sale from Enogex Inc to Enogex Gas Gathering, LLC, filed 2-10-1999 in Book 576, Page 537, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 712)

(W) Pipeline Right-of-Way Easement from Jones Scott Barnett to El Paso Production, Company, filed 8-26-2002 in Book 628, Page 602, Records of the County Clerk, Haskell County, Oklahoma, as to Section 2 and 11 in 7N- 19E (shown at Page 723)

(X) Assignment and Bill of Sale from Atlas Merger Sub, LLC to Atlas Production Co. LLC, filed 3-19-2019 in Book 908, Page 1, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 769)

(Y) Pipeline Right-of- Way from Christine Barnett, Life Estate to El Paso Production Company, filed 12-31-2002, in Book 634, Page 125, Records of the County Clerk, Haskell County, Oklahoma, as to Section 2 and 11 in 7N-19E (shown at Page 806 of the Abstract)

(Z) Pipeline Right-of- Way from Harriet Ford , formerly Barnett to El Paso Production Company, filed 8-28-2002, in Book 628, Page 679, Records of the County Clerk, Haskell County, Oklahoma, as to Section 2 and 11 in 7N-19E (shown at Page 808 of the Abstract)

(Z.a) Easement from Christine Barnett to OneOK Producer Services, LLC, filed 4-20-2001 in Book 608, Page 384, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 810)

(Z.b) Easement from Christine Barnett, Harriet Ford, Tara Michelle Barnett and William Kirk Barnett to Oneok Producer Services, LLC filed 7-18-2001 in Book 611, Pages 790 -791 and filed 8-27-2001 in Book 613, Page 558, Records of the County Clerk, Haskell County, Oklahoma, (shown at Pages 1201- 1205)

As to Tract No. II

(A) Right of Way Grant from Susan Harris to Mustang Fuel, filed 6-26-1964 in Book 225, Page 454, Records of the County Clerk, Haskell County, Oklahoma, (shown at page 816)

As to Tract No. III

(A) Gas Purchase Contract of Leases from Earl G. Colton and R. P. Lester to The American Natural Gas Company, filed 12-20-1929 in Book 103, Page 85, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 956)

(A.1) Assignment of Gas Contract from American Natural Gas Company to Quinton Natural Gas Company, filed 4-23-1931 in Book 108, Page 266, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 960)

(A.2) Assignment of Gas Contract from Quinton Natural Gas Company to Oklahoma Natural Gas Corporation, filed 5-10-1935 in Book 115, Page 105, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 963)

(B) Easement for Roadway from Charles Barnett and Josie Barnett, husband and wife and Jones C . Barnett and Christine Barnett, husband and wife to Socony Mobile Oil Company, Inc., filed 7-31-1961 in Book 203, Page 160, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 1044)

(C) Right-of-Way Easement from Joe J. Hains to Oklahoma Natural Gas Company, filed 10-18-1961 in Book 205, Page 7, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 1046)

(D) Order in Case No. SC-1997 -108, In the District Court Haskell County, Oklahoma, granting ingress and egress across the SW/4 SW/4 NW/4 for access to NE/4 SW/4 SW/4 of Section 11, (shown at Page 1098)

(E) Pipeline Easement from Christine Barnett to Reliant Energy Field Services, Inc., filed 3-19-2001 in Book 607, Page 200, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 1102)

(F) Pipeline Easement from Harriet Ford to Reliant Energy Field Services, Inc., filed 3-19-2001 in Book 607, Page 203, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 1105)

(G) Road Right-of-Way Grant from Christine Barnett, widow, Tara Michelle Barnett, William Kirk Barnett and Harriet Ford, to ElPaso Production Company, filed 7-31-2003 in Book 645, Pages 623- 630, Record of the County Clerk, Haskell County, Oklahoma, (shown at Pages 1222- 1233)

(H) Road Right-of-Way Grant from Christine Barnett, widow, Tara Michelle Barnett, William Kirk Barnett and Harriet Ford, to ElPaso Production Company, filed 6-6-2005 in Book 683, Page 376, and filed 8-8-2005 in Book 687, Page 305, Record of the County Clerk, Haskell County, Oklahoma, (shown at Pages 1284- 1294)

As to Tracts IV:

(A) Right-of-Way Easement from Department of Interior for the Benefit of the Allotment of Caroline Folsom, now Iness, Full Blood Choctaw #7055 to Oklahoma Natural Gas Company, filed 7-29-1969 in Book 267, Page 634, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 1130)

As to Tract V:

(A) Right-of-Way Easement from Caroline Martin, nee Folsom to Mid Valley Rail Road Company, filed 10-6-1909 in Book 13, page 417, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 1167)

(B) Easement for Access from Christine Iness, now Barnett and Jones Barnett, husband and wife to the United States of America, filed 7-24-1970 in Book 273, Page 514, Records of the County Clerk, Haskell County, Oklahoma, (shown at Page 1168)

(7) RESTRICTIVE COVENANTS: None of Record.

(8) TAXES, STATE, COUNTY AND SCHOOL:

The 2019 ADVALOREM TAXES are PAID;
The 2013 to 2018 Advalorem Taxes, Inclusive Paid;

There are no unpaid special assessments certified to the County Treasurer of Haskell County, Oklahoma. There are no unpaid personal taxes which are a lien on the above described real estate;

(9) OTHER TAX LIENS: Estate and Income Taxes, Federal or State, Corporation and Franchise Taxes, Social Security, or other: None of record;

(10) U.C.C. FILINGS: We do not certify as to instruments filed only under the U.C.C. No U.C.C. Liens of record filed against the above described real estate;

(11) AREA & BOUNDARIES: Not certified to by this examiner;

(12) Is the title marketable: NO

(13) Does the property have a legal right of access? YES

REQUIREMENTS TO CLOSE TRANSACTION:

(1) See to payment of any instruments filed only under the U.C.C.

(2) **As to TRACT NO. II: See to payment of JUDGMENT (A), Obtain a certified copy of the Release of Satisfaction of Judgment, filed in the District County of Haskell, County, State of Oklahoma and record in the Office of the Haskell County Clerk.**

(3) **As to TRACTS I, II and III, IV AND V: REQUIREMENT NO. 1: Set aside the Order Allowing Final Account, Determining Heirs and Final Decree of Distribution, the Final Accounting and the Inventory and file Amended Inventory to reflect addition of Tract No. IV AND V, an Amended Final Accounting and an Amended Order Allowing Final Account; Determining Heirs and Final Decree of Distribution in the District Court of McIntosh County, State of Oklahoma. Obtain a certified copy and record in the Office of the County Clerk, Haskell County, Oklahoma.**

(4) **As to TRACT NO. I: REQUIREMENT NO. 2: Obtain a Quit Claim Deed from JUANITA J. LEIRD, Trustee of the JUANITA J. LEIRD LIVING TRUST, UDT 10-19-1998 to TARA MICHELLE BARNETT, WILLIAM KIRK BARNETT and HARRIET FORD as to the NW/4 SE/4 NW/4 and N/2 SW/4 NW/4 and W/2 SW/4 SW/4 NW/4 of Section 2, Township 7 North, Range 19 East, Haskell County, Oklahoma, or in the alternative if JUANITA J. LEIRD, Trustee of the JUANITA J. LEIRD LIVING TRUST, UDT 10-19-1998 cannot be located, it will be necessary to file judicial proceeding to Quiet Title against JUANITA J. LEIRD, Trustee of the JUANITA J. LEIRD LIVING TRUST, UDT 10-19-1998.**

(5) **As to TRACT NO. II: REQUIREMENT NO. 2: Obtain a Quit Claim Deed from JAMES HARRIS, reciting his marital status, joined by his spouse, if any to TARA MICHELLE BARNETT, WILLIAM KIRK BARNETT and HARRIET FORD, as to the subject property and record in the Office of the Haskell County Clerk. If James Harris is deceased or cannot be located, filed proceedings in the District Court to quiet title against him in favor of Tara Michelle Barnett, William Kirk Barnett and Harriet Ford.**

(6) As to TRACT NO. II: REQUIREMENT NO. 3: File a judicial proceeding In the District Court of Haskell County, State of Oklahoma to Quiet Title against the known and unknown heirs of Susan Harris, Nancy Fulsom aka Nancy I. Harris Fulsom, Anita Madison, Clifford Hill, Jr., Gwendolyn Walker, Loretta Bowers, Joan Marie Bowers, Susan Johnson, Sandra Watson, Cardell Johnson, Benjamin Fulsom, Jr. , Linda S. (Fulsom) Washington and Marella A. (Fulsom) Polee, and record in the Office of the Haskell County Clerk.

(7) As to TRACT NO. III: REQUIREMENT NO. 2: Obtain a Quit Claim Deed from NANCY MELVELLA HAINDS, reciting her marital status, joined by her spouse if any to TARA MICHELLE BARNETT, WILLIAM KIRK BARNETT and HARRIET FORD as to the SW/4 SW/4 NW/4 and NW/4 NW/4 SW/4 of Section 11, Township 7 North, Range 19 East, of the Indian Base & Meridian, Haskell County, Oklahoma.

(8) As to TRACT NO. III: REQUIREMENT NO. 3 : REQUIREMENT NO. 3 : As to the SW/4 SW/4 NW/4 NW/4 of Section 11, Township 7 North, Range 19 East, obtain an Affidavit to Terminate the Life Estate of Josie Barnett, attached a certified copy of the Death Certificate and record in the Office of the Haskell County Clerk.

(9) As to TRACTS I, II, III, IV and V: Obtain a Quit Claim Deed from Christine Barnett, reciting her marital status, joined by her spouse, if any to an undivided one-fourth (1/4) interest to TARA MICHELLE BARNETT, an undivided one-fourth (1/4) interest to WILLIAM KIRK BARNETT and an undivided one-half (1/2) HARRIET FORD aka HARRIET FORD, formerly BARNETT, as to the subject property and record in the Office of the Haskell County Clerk, or if deceased obtain an Affidavit to Terminate the Life Estate held in Deeds at Book 606, page 697, Book 904, Page 104, and Book 606, Page 700, attach a certified copy of her death certificate and record in the Office of the Haskell County Clerk.

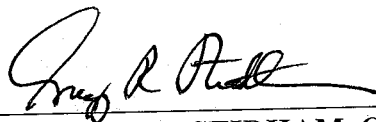
(10) As to TRACTS I, II, III, IV and V: Obtain a Warranty Deed from TARA MICHELLE BARNETT, WILLIAM KIRK BARNETT, HARRIET FORD aka HARRIET FORD, formerly BARNETT, reciting their marital status, joined by their spouses, if any to a proposed owner, as to the above described real estate and record in the Office of the Haskell County Clerk.

(11) After the above required instruments have been filed of record in the Office of the County Clerk of Haskell County, Oklahoma, have the Abstract updated to show the above stated recorded instruments and re-submit for Final Attorney's Certificate for Title Policy in the amounts set forth above;

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

The undersigned certifies that, subject to information above, the title is clear of any other exceptions and encumbrances and hereby authorizes the issuance of Commitment for Owners' Title Policy as requested as of the 15th of July, 2020, at 7:45 a.m., to the above mentioned real estate, subject to the above mentioned exceptions, if any.

Policies Requested:
Owners' Policy:


GREGORY R. STIDHAM, OBA #8632
Examining Attorney
P.O. Box 265, Checotah, Oklahoma 74426
Phone No. 918-473-5700