

Cover page for:

**Preliminary Title Insurance Schedules
(with copies of recorded exceptions, as
provided by the title company)**

Preliminary title insurance schedules prepared by:

Oklahoma Closing & Title Services, Inc.

Tract 11
(Payne County, Oklahoma)

For June 9, 2021 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Lane Homes, LLC

American Eagle Title Insurance Company

SCHEDULE A

1. Commitment Date: May 14, 2021 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA Owner Policy (6-17-06)
Proposed Insured: TBD
Proposed Policy Amount: TBD
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
Lane Homes, LLC
5. The Land is described as follows:
A part of Block Four (4), TUCKER'S ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning 50 feet North of the Southwest corner (SW/cor) of said Block Four (4); thence North 50 feet, thence East 140 feet, thence South 50 feet, thence West 140 feet to the Point of Beginning.

American Eagle Title Insurance Company



By: _____
**Oklahoma Closing & Title Services, Inc., Angela J.
Whitehead #87109**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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American Eagle Title Insurance Company

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. 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.
6. Satisfactory proof of identity must be furnished with regard to the parties executing all documents.
7. Furnish an appropriate Underwriters form of Borrower/Seller Affidavit signed and acknowledged by both the Buyers and the Sellers and initialed in all required places.
8. Secure an accurate plat of survey by a registered land surveyor showing all easements, fences, setback lines, and encroachments, if any.
9. Before closing, have the records checked against the subject property and a court search obtained on the seller and the buyer or borrower (if refinance) of said property to insure nothing adverse has been filed of record.
10. Obtain final abstracting or a final title report for issuance of policy.
11. Obtain and furnish a letter from the City of Stillwater stating that there are no unpaid assessments due or delinquent.
12. Obtain prior to closing the Operating Agreement creating the Lane Homes, LLC; setting out which Manager is authorized to sign on behalf of said L.L.C.; and provide documentation from the Secretary of State that L.L.C. is in good standing.
13. You should satisfy yourself that the recorded easements do not adversely impact your proposed use of the premises.
14. Properly executed Warranty Deed from the current record owners to the new purchasers. NOTE: Limited liability companies must convey property and conduct business through a manager, who may or may not be a member, as revealed by the Articles on file with the Secretary of State, and the operating agreement, together with all amendments thereto.
15. If mortgage will be made then an exception of said mortgage will be made on the Owner's Title Policy.

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SCHEDULE B
(Continued)**SCHEDULE B, PART II**
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Encroachments, overlaps, discrepancies or conflicts in boundary lines, shortage in area, or other matters which would be disclosed by an accurate and complete survey or inspection of the premises.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements or claims of easements not shown by the public records.
5. 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.
6. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record.
7. 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.
8. Ad-Valorem taxes for 2021 and subsequent years, the amount of which is not ascertainable, due or payable.
9. Water rights, claims or title to water, whether or not shown by the public records.
10. Easements and future assessments, if any, created or evidenced by Order creating Conservancy District No. 16 filed July 29, 1958 in Book 134 Misc., Page 379 shown at page 59 of abstract.
11. Building setback lines and easements across the subject property as shown on the subdivision plat, located at page 2

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SCHEDULE B
(Continued)

of Abstract and in Dedication filed September 19, 1921 in Book 21 Misc Page 86 appearing at Page 12 of abstract.

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DECREE OF INCORPORATION.

Filed Jul 29, 1958 at 8:35 A.M.,
Recorded in Book 134 Misc at page 379.

IN THE DISTRICT COURT OF PAYNE COUNTY, STATE OF OKLAHOMA.

In Re: CONSERVANCY DISTRICT No. 16,
IN PAYNE AND NOBLE COUNTIES,
OKLAHOMA.

No. 18, 279.

Filed
Court Clerk
Payne County, Okla
1958 Jun 30 A.M. 9:44
Rose I. Jarvis, Clerk
Deputy

THIS MATTER coming on to be heard this 30th day of June, 1958, pursuant to assignment, before the Honorable R. L. Hert, Judge of the District Court of Payne County, Oklahoma, said cause having heretofore been assigned to the District Court of Payne County, Oklahoma, by the Supreme Court of the State of Oklahoma, on the 7th day of April, 1958, in Cause No. 38,223. Said Supreme Court having ordered that the District Court of Payne County is most conveniently near the center or middle of said District and can conveniently hear and determine said Petition with greatest convenience to the people within said proposed district; this matter coming on to be heard upon the Petition and proper notices praying for a conservancy district co-extensive with the drainage area of Stillwater Creek. Said Stillwater Creek arising and beginning in Noble County and flowing across Payne County, Oklahoma, and that the said Stillwater Creek is a tributary of the Cimarron River in Oklahoma.

IT APPEARING TO THE COURT that a sufficient number of land-owners in said proposed district have signed a Petition herein, and it further appearing to the Court that the City of Stillwater, Payne County, Oklahoma, a city of the first class, has signed said Petition and a resolution authorizing and directing the City of Stillwater to

participate in said conservancy district, and from the evidence submitted herein, and the witnesses sworn and examined in open Court,

the Court Finds that said Petition of the landowners of the City of

DECREE OF INCORPORATION. (CONT'D).
134 Misc at page 379.

Stillwater are sufficient to grant this Court jurisdiction.

IT FURTHER APPEARING that statutory notice of this hearing has been given by publication in two (2) newspapers of general circulation in each county affected by the proposed conservancy district of the pendency of this action, more than thirty (30) days prior to the date hereof. Said notices having been published in the Stillwater Gazette and the Perkins Journal in Payne County, Oklahoma, and in the Perry Daily Journal and the Billings News in Noble County, Oklahoma, as shown by the proofs and affidavits of publication on file herein. Therefore, said notice of this hearing is hereby approved and ordered sufficient for jurisdiction and determination of the issues as presented in said Petition.

THE COURT FINDS that no objections have been filed and none heard in said cause protesting the formation of such conservancy district, and the Court calls three (3) times in open court for persons to state their objections as to why such district should not be organized and incorporated, and there being no objections, either written or oral, the COURT FINDS all issues presented in said Petition in favor of said Petitioners, and hereby orders that the corporate name of said district shall be CONSERVANCY DISTRICT No. 16 IN PAYNE AND NOBLE COUNTIES, OKLAHOMA, which comprises the drainage area of Stillwater Creek in said counties, more specifically described hereafter.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COURT that CONSERVANCY DISTRICT No. 16 IN PAYNE AND NOBLE COUNTIES, OKLAHOMA, should be, and is hereby, ordered to be a legal entity, a body corporate and vested with all the powers, authorities, duties and responsibilities as contemplated and set forth in Title 82, Oklahoma Statutes Annotated, Section 541 and 545, it being found by this Court that the conditions stated in Title 82, Oklahoma Statutes Annotated, Section 541, is found to exist in the drainage area of Stillwater Creek, which comprises the land hereinafter described, said corporation to have perpetual existence with all the powers of a corporation, with the power to sue and be sued to the same extent as an individual in like cases, to incur debts, liabilities and obligations; to exercise the right of eminent domain and of assessment and taxation as provided by the laws of the State

DECREE OF INCORPORATION. (CONT'D).
134 Misc at page 379.

of Oklahoma; to issue bonds and to do and perform all acts necessary and proper for the carrying out of the purposes for which said district was created and for executing the power with which it is vested.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the district shall be composed of the drainage area of Stillwater Creek arising in Noble County, Oklahoma, and flowing across Payne County, Oklahoma, and that the lands composed in said district shall consist of the City of Stillwater, Payne County, Oklahoma, and the bottom land affected in the following described property, to-wit:

NOBLE COUNTY, OKLAHOMA. (omitted)

PAYNE COUNTY, OKLAHOMA.

TOWNSHIP 19 North, Range 1 West- N/2 of Section 3; W/2 and the SE/4 of Section 4; Section 5; NE/4 of Section 6; E/2 of Section 8; Section 9; S/2 Section 10; Section 11; N/2 of Section 15;

TOWNSHIP 19 North, Range 1 East- W/2 of Section 1; N/2 and the SE/4 of Section 2; SE/4 of Section 10; N/2 and the SW/4 of Section 11; Section 12; Section 13; N/2 and the SW/4 of Section 14; Section 23; NW/4 of Section 24;

TOWNSHIP 20 North, Range 2 East- Lots 1, 2, 3, 4, 5 and 6, Section 32; Section 26; Section 35;

TOWNSHIP 19 North, Range 2 East- E/2 of Section 5; Section 7; SE/4 of Section 8; Section 9; NE/4 of Section 11; Section 13; Section 14; Section 16; Section 17; Section 18; NE/4 of Section 19; Section 20;

DECREE OF INCORPORATION. (CONT'D).
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Section 21; Section 22; Section 23;
Section 24; Sect. 25; Sect. 26; Sect. 27;
N/2 of the; NE/4 of Sect. 28; Sect. 29.

TOWNSHIP 20 North, Range 3 East- Lots 4, 5, 6, 7, 8, 9 and 10,
Section 31;

TOWNSHIP 19 North, Range 3 East- Section 2; E/2 of the NE/4 and the
SE/4 of Section 5; Section 6;
Section 7; E/2 of Section 8; E/2 of
Section 11; SW/4 of Section 13; E/2
of Section 14; Section 17; the E/2
of Section 18; Section 20; W/2 of
Section 24; W/2 of Section 25;
W/2 and the SE/4 of Section 29;
Section 30; SE/4 of Section 31;
Section 32; Section 33; Section 34;
Section 36;

TOWNSHIP 18 North, Range 3 East- Section 1; Section 2; Section 3;
N/2 of Section 4; SE/4 of Section 10;
Section 11; W/2 of Section 12; E/2
and the NW/4 of Section 13; NE/4 of
Section 14;

TOWNSHIP 18 North, Range 4 East- Section 18; N/2 of Section 19.

IT IS FURTHER ORDERED that the principal place of business
shall be 201 West Ninth Street, Stillwater, Oklahoma, and that the
official records and files of said district shall be kept in said
office.

IT IS FURTHER ORDERED that the Clerk of this Court shall
transmit to the Secretary of State of the State of Oklahoma, and the
County Clerk of Payne County and Noble County, Oklahoma, copies of
these findings and this Decree of Incorporation, and that the County
Clerk of each county and the Secretary of State of the State of
Oklahoma shall receive a fee of \$2.00 for filing, recording and

DECREE OF INCORPORATION. (CONT'D).
134 Misc at page 379.

preserving this Decree.

R. L. Hert
R. L. Hert, Judge of The District
Court of Payne County, Oklahoma.

Approved ss to form:
Swank & Swank,
By Chilton Swank, Attorneys for Petitioners.

State of Oklahoma, ss
County of Payne

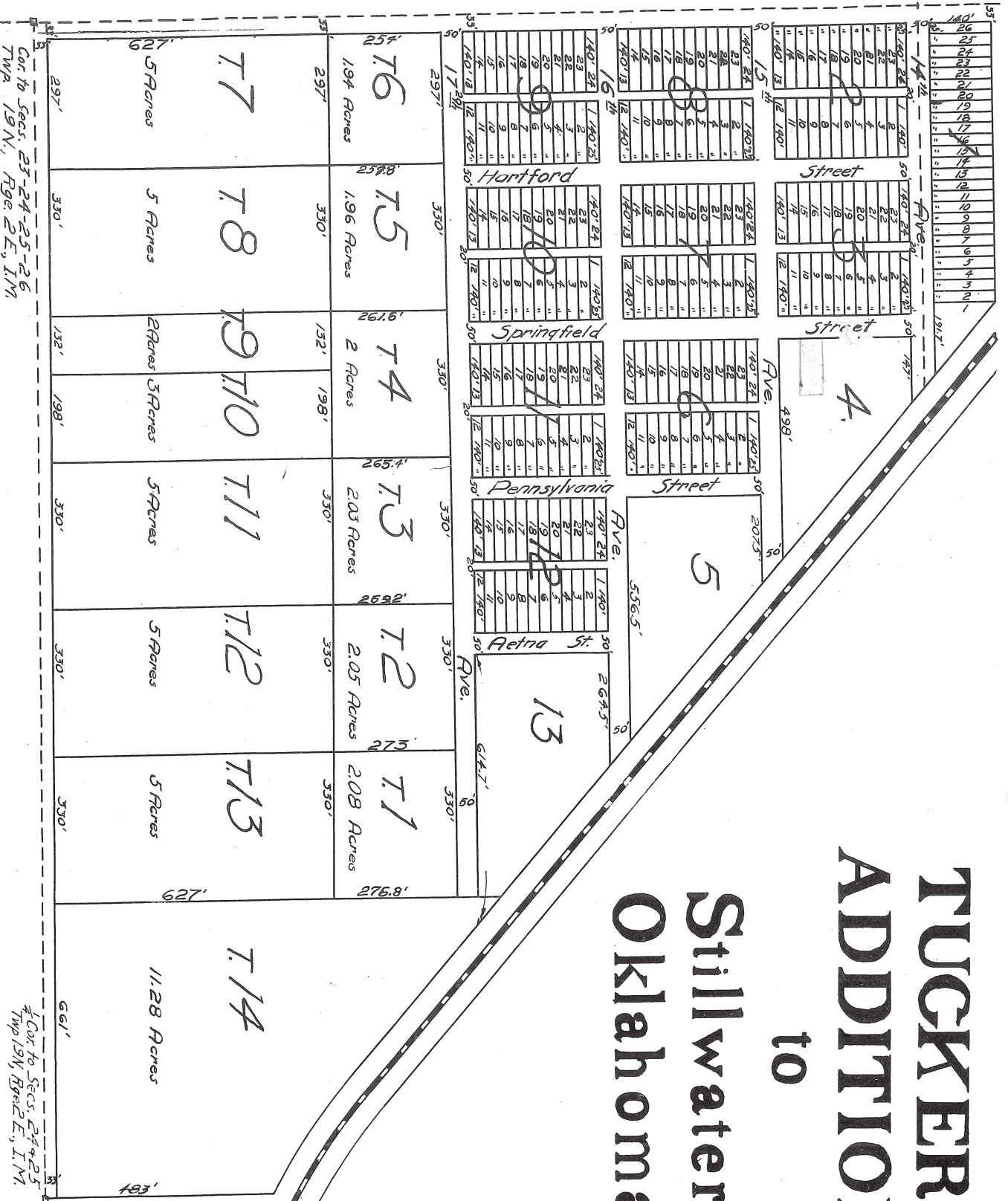
I, the undersigned Court Clerk, hereby certify that the
foregoing is a true copy of the original instrument now on file in
the office.

Witness my hand and seal this 30 day of June, 1958.

(Seal.) Rose I. Jarvis,
Court Clerk, Payne County,
Okla.

By Olivebel Parrott,
Deputy.

TUCKERS ADDITION to Stillwater Oklahoma



Cor. 16 Secs. 23-24-25-26
Twp. 19 N., Rge. 2 E., 1 M.

1/4 Cor. 16 Secs. 24-25
Twp. 19 N., Rge. 2 E., 1 M.

No.

Geo. A. Hoke, et al,
to
Public.

Filed September 19, 1921-3:05 P.M.
Recorded in 21 Misc. Page 86.

TUCKER'S ADDITION STILLWATER OKLAHOMA

D E D I C A T I O N

--0--

STATE OF OKLAHOMA,)
(SS.
COUNTY OF PAYNE,)

Know all men by these presents that we, George A. Hoke, and Edna W. Hoke, his wife, being the owners of a tract of land, situated in Payne County, Oklahoma, and described as follows: Commencing at the Southwest Corner of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty Four (24), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, thence North one thousand nine hundred eighty nine (1989) feet along the West line of said South West Quarter ($\frac{1}{4}$) of Section Twenty Four (24) Township Nineteen (19) North Range Two (2) East, to a point on the center line of Fourteenth (14th) Avenue thence East Eight Hundred Forty Nine and Seven Tenths (849.7) feet to the West line of the Atchison Topeka and Santa Fe Right-of-way, thence Southeast along said West line of Atchison Topeka and Santa Fe Right-of-way to a point on the East line of the Southwest Quarter of Section Twenty Four (24) Township Nineteen (19) North, Range Two (2) East and five hundred sixteen (516) feet north of the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty Four (24) Township Nineteen (19) North, Range Two (2) East, thence South five hundred sixteen (516) feet to the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty Four (24) Township Nineteen North (19), Range Two (2) East, thence West Two Thousand Six Hundred Forty One (2641) feet to the point of beginning; have caused the same to be surveyed and laid out into lots, streets, avenues and tracts as shown on this plat. Same to be known as TUCKER'S ADDITION to the City of Stillwater; and we hereby dedicate the streets and alleys shown on this Plat to the Public.

Witness our hand and seal this 3rd day of Sept. 1921.

George A. Hoke,
Edna W. Hoke.

21 Misc. page 86,.....Cont'd.

STATE OF OKLAHOMA,)
(SS:
COUNTY OF PAYNE,)

Know all men by these presents that we, Carrie Mae Tucker, and A.J. Tucker, her husband, being the owners of a tract of land situated in Payne County, Oklahoma, and described as follows: Commencing at a point one thousand nine hundred and eighty nine (1989) feet north of the Southwest Corner of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty Four (24) Township Nineteen (19) North, Range Two (2) East, on the center line of Fourteenth (14th) Avenue, thence East Eight Hundred Forty Nine Seven Tenths (849.7) feet to the west line of the Atchison Topeka and Santa Fe Right of Way, thence in a Northwesterly direction along said line of the Atchison Topeka and Santa Fe Right of Way, two hundred fifty (250) feet, more or less, thence West six hundred sixty seven (667) feet to a point two thousand one hundred fifty four (2154) feet north of the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty Four (24), Township Nineteen (19) N., Range Two (2) East, thence south one hundred sixty five (165) feet to the point of beginning; have caused the same to be surveyed, and laid out into lots and streets as shown on this Plat. Same to be known as TUCKER'S ADDITION to the City of Stillwater, and we hereby dedicate the streets shown on this Plat to the Public.

Witness our hand and seal this 3rd day of Sept. 1921.
Carrie Mae Tucker,
A.J. Tucker.

STATE OF OKLAHOMA,)
(SS:
(
COUNTY OF PAYNE,)

Before me, the undersigned, a Notary Public, in and for said county and state, on this 3rd day of Sept. 1921, personally appeared George A. Hoke and Edna W. Hoke, his wife; and Carrie Mae Tucker and A.J. Tucker, her husband, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

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Witness my hand and notarial seal, the day and year above set forth.

(SEAL)

Datus E. Sater,
Notary Public.

My commission expires Apr. 20", 1924.

CERTIFICATE OF SURVEY

STATE OF OKLAHOMA,)
) SS:
COUNTY OF PAYNE,)

I hereby certify that I am by profession a Civil Engineer, that at the instance of George A. Hoke and Carrie Mae Tucker, I made the survey described above, and that this Plat is a true and correct representation of the same.

Geo. Whittenberg,
Civil Engineer.

STATE OF OKLAHOMA,)
) SS:
COUNTY OF PAYNE,)

Before me, the undersigned, a Notary Public, in and for said County and State on this 3rd day of Sept. 1921, personally appeared George Whittenberg, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and Notarial Seal, the day and year above set forth.

(SEAL)

Datus E. Sater,
Notary Public.

My commission expires Apr. 20", 1924.