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May 11, 2026

Buford Resources Real Estate & Auction
c/o The Guaranty Abstract Company
of McClain County, Oklahoma, Inc.
113 N. 2nd
Purcell, Oklahoma 73080

RE: A tract of land being a part of the Southwest Quarter of Section Eight (8), Township Seven (7) North, Range Two (2) West of the Indian Meridian, McClain County, Oklahoma, more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter (SW/4) of said Section 8; Thence N00°08'08"E along the West line of said Section 8, a distance of 760.00 feet to the **Point of Beginning**; Thence N00°08'08"E along the West line of said Section 8, a distance of 609.84 feet; Thence N89°56'52"E, a distance of 2647.79 feet to a point on the East line of the Southwest Quarter (SW/4) of said Section 8; Thence S00°04'23"E along the East line of the Southwest Quarter (SW/4) of said Section 8, a distance of 710.66 feet; Thence S89°58'51"W, a distance of 668.06 feet; thence N00°09'47"E, a distance of 98.56 feet; Thence S90°00'00" W parallel with the South line of the Southwest Quarter (SW/4) of said Section 8, a distance of 1982.35 feet to the true **Point of Beginning**.

Dear Sirs:

Pursuant to your request, I have examined Abstract of Title No. 55554, as prepared from inception to date of May 5, 2026, at 7:58 a.m., by The Guaranty Abstract Company of McClain County. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title: The surface title is vested in Kenneth W. Reece, by virtue of a Warranty Deed found in the abstract at Page 169 thereof; bearing date of December 11, 2019, and filed of record December 12, 2019, in Book 2598 on page 915.

REQUIREMENT NO. 1: Any instrument conveying an interest in the subject property must be executed by Kenneth W. Reece, a single person, but if married, joined by his spouse, with such fact noted on the face of the instrument. Additionally, all other formalities of execution must be properly completed.

B) Mineral Ownership: The minerals have been omitted by request.

C) Mortgages: There are no mortgages of record.

D) Taxes and Other Encumbrances: 2025 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. as amended.

Easements: There are two easements of record as follows:

1) At page 92 of the abstract is found an easement from prior owners to Magnolia Petroleum, dated July 23, 1940 and filed of record August 3, 1940, in Book 126 at page 590 for the purpose of constructing and maintaining an oil and gas pipeline across a portion of the subject property. The telecommunication portions of this easement are now owned by Seabreeze Communication Company by virtue of assignments found at page 101 and 109 filed of record November 4, 2002 in Book 1631 at page 01 and filed of record December 13, 1999, in Book 1533 at page 667. The balance of the easement is now owned by Cimmarron Gathering, LP by virtue of an assignment of same found in the abstract at Page 116 thereof and filed of record July 14, 2005, in Book 1754 at Page 410. I refer you to same for further particulars.

2) Pursuant to the congressional Act of April 26, 1906, Chapter 1876, §24, 34 Statute 145, the West 16.50 feet of the subject property is subject to reservation of the right to open the section line as road for public use by the County Commissioners of McClain County. I refer you to same for further particulars.

ADVISORY: The property in question was annexed into the Town of Goldsby, Oklahoma, by an Ordinance found in the Abstract at Page 158 thereof; bearing date of January 2, 1986, and filed of record January 3, 1986. As such, the subject property is subject to the rules, regulations and ordinances of the Town of Goldsby, Oklahoma.

E) Miscellaneous: This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, or other liens not of record, unmatured special assessments, filings under the Uniform Commercial Code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.

2. You should ascertain whether any work has been performed on the subject premises within the last 120 days which might be the subject of materialmen's or mechanics' liens, as yet unrecorded.

3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.

4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an affect on the value and use of the subject property.

Sincerely,



Bill C. Lester

BCL/v