

AMERICAN EAGLE TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Buffalo Land Abstract Company ALTA® Universal ID: 1133500
Issuing Office: Buffalo Land Abstract Company Loan ID No.:
Phone: (918) 748-8871
Commitment No.: 1810-0094-01 Issuing Office File No.: 1810-0094-01
Property Address: 3503 Rolling Hills Drive, Blanchard, OK Issued By: Kristi Mericle

SCHEDULE A

1. Commitment Date: October 26, 2018 at 7:59 AM
 2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/2006)
- Proposed Insured: A natural person or legal entity acceptable to the Company
- Proposed Policy Amount: \$TBD
3. The estate or interest in the Land described or referred to in this Commitment is fee simple.
 4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:
United States of America, by virtue of Final Order of Forfeiture and Judgment filed December 1, 2017
and recorded in Book 5337, Page 178. (entry 398)
 5. The Land is described as follows:

Lot Fourteen (14), Block Two (2), of ROLLING HILLS ESTATES, Grady County, Oklahoma, according to the recorded plat thereof.

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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ALTA Commitment for Title Insurance (08-01-16)

Countersigned By: Buffalo Land Abstract Company

By: *Kristi Mericle*

Kristi Mericle, License #111538
Authorized Signatory

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. Lien Affidavit and Indemnity executed by seller(s), mortgagor(s) and/or contractor (if any) stating that all bills are paid for labor and/or materials which might form the basis for a materialman's or mechanic's lien, Or in the case of a non-builder seller, obtain a Seller's affidavit stating that there does not exist any outstanding court judgments, contracts, or liens, which may affect subject property.
5. Satisfactory Affidavit of Possession executed by the seller(s) or mortgagor(s) as may be appropriate.
6. Satisfactory proof of identity must be furnished with regard to the parties executing all documents required hereunder. This may be in the form of an Affidavit of Identity executed by the Notary Public before whom the document is executed. Additionally, a copy of the document(s) (driver's license, passport, etc.) relied upon by the Notary Public for identification of such parties must be furnished.
7. Receipt of satisfactory plat of survey of the improved property showing all facts necessary to establish that the property is free of violations of restrictions or other adverse physical matters.
8. Have surveyor show the exact location of the easements or rights-of-ways shown under Schedule B, Section 2.
9. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit: (a) Warranty Deed from United States of America, vesting fee simple title in Purchaser(s).
10. Payment of ad valorem taxes for the year 2016, including penalty and interest. (Delinquent)
11. Payment of ad valorem taxes for the year 2018. (Due and payable)
12. Obtain a satisfactory letter from the Rolling Hills Property Owners Association stating that all dues or special assessments pertaining to the subject property are paid to date.
13. Have abstract brought to date if documents are not recorded within 180 days of October 26, 2018 at 7:59 AM, which is the date last certified.

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. Those taxes and special assessments which become due and payable subsequent to Date of Policy.
3. Any adverse matters which would be disclosed by a judgement search on the within named insured.
4. 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.
5. Water rights, claims or title to water, whether or not shown by the public records.
6. Rights or claims of parties in possession of the described property that are not shown by public records or the examined abstract.
7. Easements, or claims of easements, not shown by the public records, 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.
8. The dower, curtesy, homestead, community property or other statutory marital rights, if any, of the spouse of any individual insured. (This will appear on Owner's Policy only)
9. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.

10. All matters shown on the recorded Plat and Plat Map. (entry 2, 108)
11. Covenants and Restrictions recorded in Book 1506, Page 231; Declaration of Establishment of Rolling Hills Property Owners Association recorded in Book 2657, Page 281, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC Section 3604(c)
12. Right of Way Agreement in favor of Oklahoma Natural Gas Company, recorded in Book 421, Page 478; Restriction of Right of Way recorded in Book 1191, Page 593. (entry 72, 74)