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NORMAN, OKLAHOMA 73072

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April 20, 2016

Paula Johnson  
Cleveland County Abstract Company  
2460 Boardwalk  
Norman, OK 73069

Re: Abstract No. 2136396; part of the NE/4 of Section 3, T 8 N, R 2 W, I.M.,  
Cleveland County, Oklahoma.

Paula:

It is my opinion that, based upon the qualifying call shown on the Warranty Deed recorded March 6, 1969, in Book 342, Page 143, appearing at entry 46 of the abstract (copy attached), that the qualifying call of "and run then West approximately 549.45 feet to a point 570.7 feet East and 33 feet South of the Northwest Corner of said NE/4", places of record the fact that the legal described in said Warranty Deed is 570.7 feet East and 33 feet South of said NW/Corner of said NE/4.

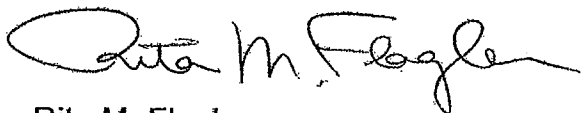
The fact that the following conveyances do not contain the same qualifying call does not change that opinion, as once that information is placed of record, and the distances and directions in all following conveyances remain the same as shown on the Warranty Deed in Book 342, Page 143 (absent that qualifying call), the following conveyances still describes the same tract of land, that being a tract of land that is 570.7 feet East and 33 feet South of the NW/Corner of said NE/4.

While the abstract will reflect the "paper" chain of title, the surveyor will reflect the physical dimensions of the property. It has been my experience in the past that where a difference appears in the record, between the record, written title and the actual physical dimensions, that the surveyors tie in those differences, by stating in some cases "as recorded" and "as measured".

In the present case, it is my understanding that the actual physical dimensions line up with the written legal, as qualified in the Warranty Deed in Book 342, Page 143.

Please let me know if you have any further questions regarding the above.

Sincerely,



Rita M. Flagler

# CLEVELAND COUNTY ABSTRACT

SINCE 1899

## CLEVELAND COUNTY ABSTRACT COMPANY

ABSTRACT No. 2136396



THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN CLEVELAND COUNTY, OKLAHOMA:

Part of the Northeast Quarter (NE/4) of Section Three (3), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at a point 1495 feet West and 33 feet South of the Northeast Corner of said Northeast Quarter (NE/4);  
Thence West 549.45 feet;  
Thence South 827 feet;  
Thence East 549.45 feet;  
Thence North 827 feet to the point of beginning.



0255503

(OKLAHOMA STATUTORY FORM)

INDIVIDUAL

FILED FOR RECORD  
Mar 6 1967 at 4:30 PM  
Book 312 Page 113

WARRANTY DEED

HELEN JANSING, Clerk  
By *Edith Hill* Deputy

KNOW ALL MEN BY THESE PRESENTS:

THAT BEN T. BENEDUM and TERESA J. BENEDUM husband and wife,

part 1es of the first part, in consideration of the sum of TEN (\$10.00) dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do

hereby grant, bargain, sell and convey unto John B. McMakin and Peggy L. McMakin, husband and wife, as joint tenants and not as tenants in common, the

whole estate to the survivor in event of the death of either, part 1es

of the second part, the following described real property and premises situate in Cleveland

County, State of Oklahoma, to-wit:

A part of the NE/4 of Section 3, Township 8 North, Range 2 West of the I. M., described as follows: Beginning at a point 1495 feet West and 33 feet South of the Northeast corner of said NE/4; and run thence West approximately 549.45 feet to a point 570.7 feet east and 33 feet south of the Northwest Corner of said NE/4; thence South 827 feet; thence East approximately 549.45 feet to a point 827 feet South of the point of beginning; thence North 827 feet to the point of beginning, EXCEPT all of the oil, gas and other minerals lying in, under and that may be produced therefrom;

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part 1es of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature.



Signed and delivered this 3rd day of March, 1967

*Ben T. Benedum*  
BEN T. BENEDUM  
*TERESA J. Benedum*  
TERESA J. BENEDUM

INDIVIDUAL ACKNOWLEDGMENT—OKLAHOMA FORM

STATE OF OKLAHOMA, County of CLEVELAND SS.

Before me, a Notary Public in and for said County and State, on this 3rd day of March, 1967, personally appeared BEN T. BENEDUM and TERESA J. BENEDUM, husband and wife

to me known to be the identical person S 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.

Given under my hand and seal the day and year last above written.

My commission expires 2/9/70

*Edith Hill*  
Edith Hill, Notary Public

WD  
3421143

Filing: \$13.00  
Revenue: \$322.50  
20P  
C

Doc# R 2014 570  
Bk&Pg RB 5249 1509  
Filed 01-07-2014  
03 49 12 PM  
CJM  
WD  
Cleveland County, OK

**WARRANTY DEED**  
(Statutory Form)

KNOW ALL MEN BY THESE PRESENTS

THAT, Hal Pierce and Gwen Reichert Pierce, Husband and Wife, party of the first part, in consideration of the sum of Ten Dollars (\$10 00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Shay Development L.L.C., party of the second part, the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

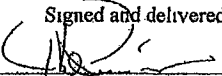
Part of the Northeast Quarter (NE/4) of Section Three (3), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:  
Beginning at a point 1495 feet West and 33 feet South of the Northeast Corner of said Northeast Quarter (NE/4);  
Thence West 549.45 feet;  
Thence South 827 feet;  
Thence East 549.45 feet;  
Thence North 827 feet to the point of beginning.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same

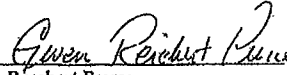
TOGETHER WITH any interest in and to all of the oil, gas, other minerals and water rights in and under and that may be produced from the Property, LESS AND EXCEPT however, any mineral interests and/or water rights which have been previously conveyed or reserved of record AND SUBJECT to Existing Zoning Ordinances, Easements, Rights-of-Way or Restrictive Covenants of record

TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature

Signed and delivered this 3 day of JANUARY, 2014

  
Hal Pierce

State of Oklahoma  
Cleveland County  
Documentary Stamps

  
Gwen Reichert Pierce

State of Oklahoma  
County of Cleveland

\$ 322.50

Before me, the undersigned, a Notary Public, in and for said County and State, on this 3 day of JANUARY, 2014, personally appeared Hal Pierce, Husband of Gwen Reichert Pierce, 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 for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written

My Commission Expires





Notary Public

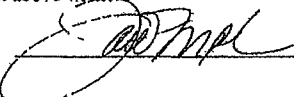
State of Oklahoma  
County of Cleveland

Before me, the undersigned, a Notary Public, in and for said County and State, on this 3 day of JANUARY, 2014, personally appeared Gwen Reichert Pierce, Wife of Hal Pierce, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written

My Commission Expires





Notary Public

Cleveland County Abstract Company  
2460 Boardwalk, Norman, Ok 73069  
CCA File #2136396

Mail Deed & Tax Statement to  
Shay Development L.L.C.  
PO Box 726162  
Norman, OK 73070