OFFER TO PURCHASE REAL ESTATE

THIS AGREEMENT, made and entered into this 7th day of July, 2026, whereas in partition action in the District Court of Noble County, State of Oklahoma, wherein Janie Maire Morrow is Plaintiff and Shelly Kay Allison is Defendant, same being Case No. CV-2022-52, there was entered by said Court a certain Order Approving Sale of Property by Utilizing an Auctioneer. Whereas, _____, Party of the Second Part, hereinafter referred to as "BUYER", agrees to purchase the following described real estate under the terms and conditions set forth;

1. LEGAL DESCRIPTION: the surface and surface rights only, in and to the real property, located in Logan County, State of Oklahoma, to-wit: The Northwest Quarter (NW/4) of Section 22, Township 18 North, Range 3 West of the Indian Meridian, Logan County, State of Oklahoma, together with all improvements thereon and appurtenances thereunto belonging, the sellers are retaining any and all oil, gas and other minerals, lying in, on or under said property, along with the right of ingress and egress to explore for, extract or produce any such minerals (containing 150 acres mol) LESS AND EXCEPT, a part of the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eighteen (18) North, Range Three (3) West of the Indian Meridian, Logan County, Oklahoma, being more particularly described as follows: Beginning at the Southwest Corner of said Northwest Quarter (NW/4); thence N00°20'01"W along the West line of said Northwest Quarter (NW/4), a distance of 660.00 feet; thence S89°52'53"E a distance of 660.00 feet; thence S00°20'01"E a distance of 660.00 feet; thence N89°52'53"W along the South line of said Northwest Quarter (NW/4),a distance of 660.00 feet, to the point of beginning, said described tract of land contains an area of 10.00 acres, mol. The sellers are retaining any and all oil, gas and other minerals, lying in, on or under said 10 acre tract, along with the right of ingress and egress to explore for, extract or produce any such minerals (containing 10 acres more or less).

2. PURCHASE PRICE: Buyer agrees to pay for said real property as follows:

   A. High Bid at Auction: $_____
   B. 5% Buyer's Premium: $_____
   C. Purchase Price: $_____

3. FUNDS DUE UPON AUCTION: The Buyer at Auction shall post cash or certified funds, equal to ten percent (10%) of the amount bid for the property within twenty-four (24) hours of the Auction, excluding Sundays and Legal Holidays, made payable to the Court Clerk of Logan County, Oklahoma. Should the Buyer fail to deposit the amount as required, the next highest bidder at Auction shall be deemed the purchaser and become subject to the terms and conditions set forth herein.

4. CONFIRMATION OF SALE: Immediately following the Auction, if the property is sold, for the amount required by 12 O.S. 1517, the Plaintiff shall file a Motion to Confirm the Sale of the Property, direct execution of a Sheriff's Deed, allow fees and expenses to be paid, and direct distribution of proceeds and set the same for hearing. Upon such hearing, if the sale is confirmed by the Court, the Buyer shall post cash or certified funds equal to the remaining balance of the purchase price, made payable to the Court Clerk of Logan County, Oklahoma and the Sheriff shall execute a Sheriff's Deed conveying the property to the Buyer.

5. DEFAULT BY BUYER: If the Buyer at Auction fails or refuses to deposit the remaining balance of the purchase price for the property, upon confirmation of the sale, such sale shall be null and void and of no further force and effect. Any funds deposited with the Court Clerk of Logan County, Oklahoma, by such Buyer, shall be forfeited as a pre-determined fair and reasonable sum of liquidated damages, with ½ of such amount being payable to the Auctioneer and the other ½ of such amount being payable to the owners of the property, with each owner receiving 50%.

6. SELLER'S COST: Seller is to pay title curative costs, if any. Seller specifically reserves the right to accept or reject any or all bids received in the auction.

7. BUYER'S COST: The Buyer of the property at Auction shall be solely responsible for the costs of recording fees, of the Sheriff's Deed, documentary stamp taxes, if any, ad valorem taxes, abstracting, title insurance, title search and title examinations and any fees associated with financing the purchase of the property.

8. BUYER BROKER REFERRAL FEE, if applicable: Buyer acknowledges and agrees that _____ (Buyer Broker) shall be paid a referral fee in the amount of 0.5% of the purchase price, at closing.

THIS AGREEMENT is binding upon the parties hereto, their heirs, legatees, devises, executors, administrators, personal representatives, and assigns.

SPECIAL CONDITIONS: Possession is to be given upon payment in full of the purchase price & delivery of Sheriff's Deed, subject to the existing ag lease which expires upon completion of harvest of the 2026 milo crop or September 15, 2026, whichever is later. None of the presently growing 2025-2026 crop nor any F.S.A. payments for same are being sold or transferred.

IN WITNESS WHEREOF, the parties have hereto set their hands the day and year first above written.

X_____
BUYER

_____
Print Name exactly as title will be taken
Address: _____

_____
Phone: _____
E-mail: _____
Examining Attorney: _____

_____

Lender:_____
Loan Officer:_____
Title Insurance: Yes ( ) No ( )

X_____
BUYER

_____
Print Name exactly as title will be taken
Address: _____

_____
Phone: _____
E-mail: _____