

OKLAHOMA CITY *Canadian County*



LAND AUCTION

Thursday, March 19 • 6:30pm

AT WILD HORSE PARK, 1201 NORTH MUSTANG RD, MUSTANG, OK

- TRACTS RANGING FROM 5 TO 45 ACRES
- MUSTANG SCHOOL DISTRICT
- DEVELOPMENT POTENTIAL
- 5 ACRE BUILDING SITES

155[±]
ACRES
IN 15 TRACTS

INFORMATION BOOKLET



800-451-2709 | SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

FOR LOCAL CALLS CONTACT AUCTION MANAGER:

C. Brent Wellings, CAI

Cell: 972.768.5165



SCHRADER REAL ESTATE AND AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

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BIDDER PRE-REGISTRATION FORM

CANADIAN COUNTY, OKLAHOMA

THURSDAY, MARCH 19, 2015

This form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Fax # 260-244-4431, no later than Thursday, March 12, 2015

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

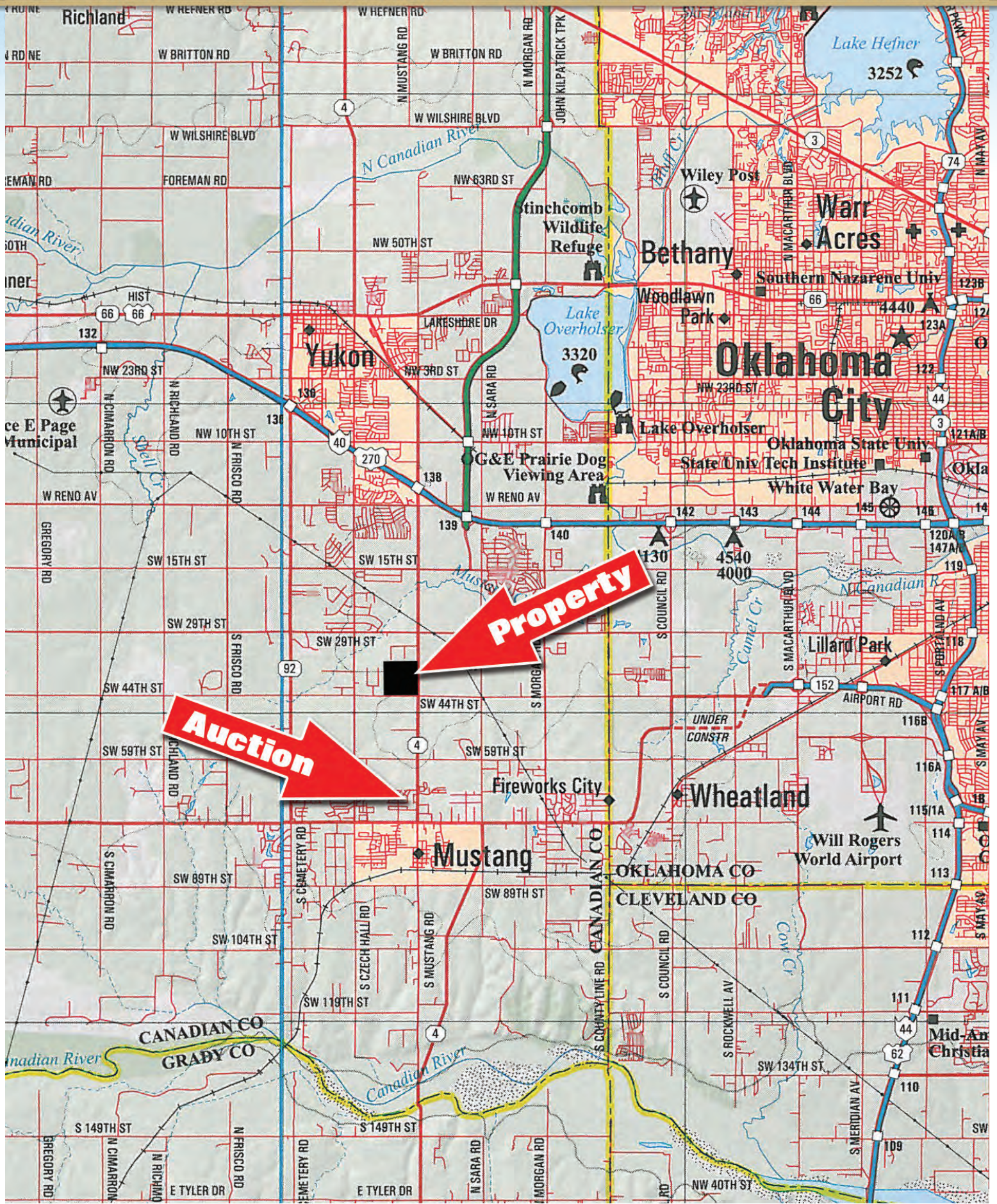
Signature: _____ Date: _____

LOCATION MAPS

AREA MAP



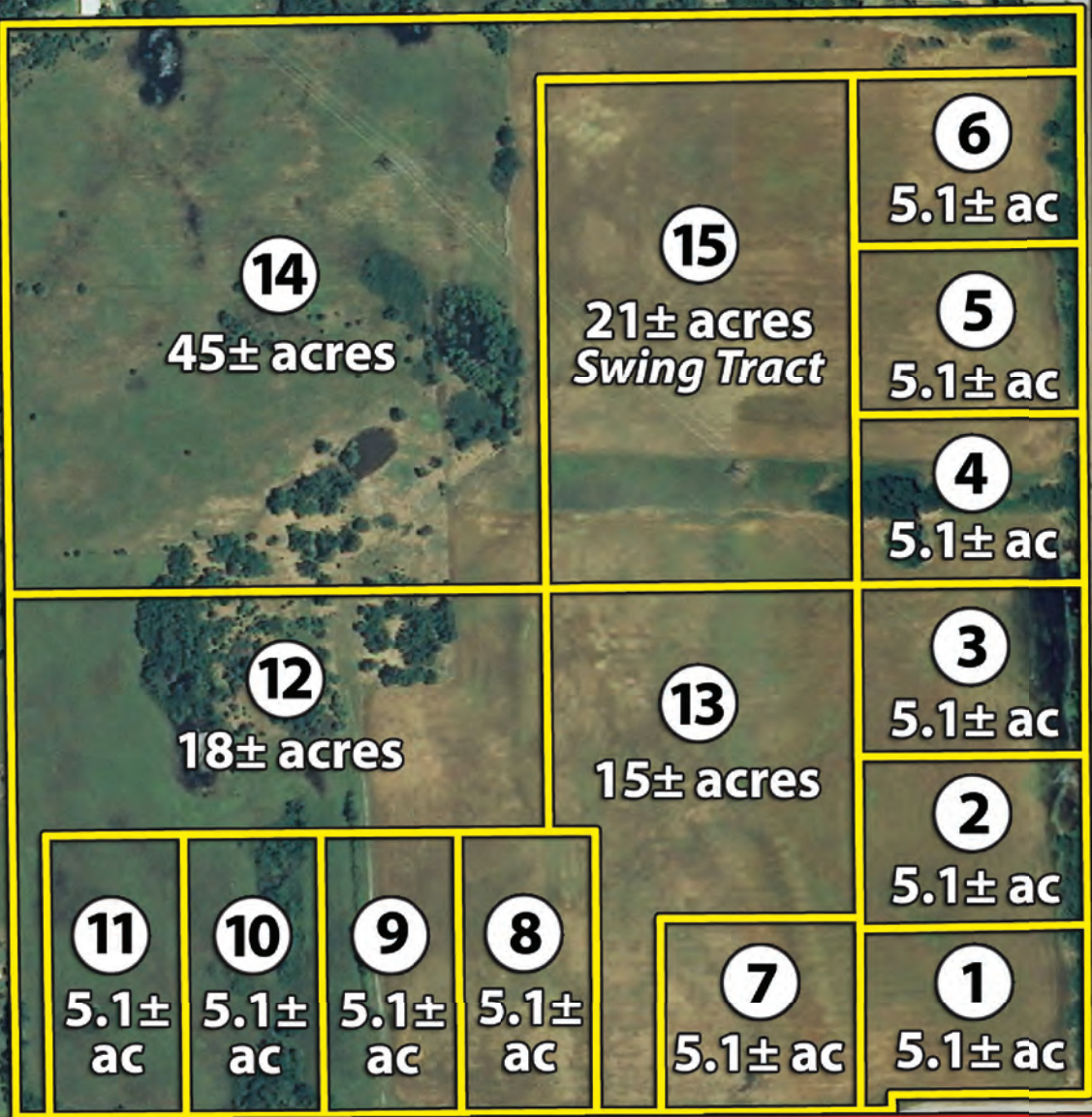
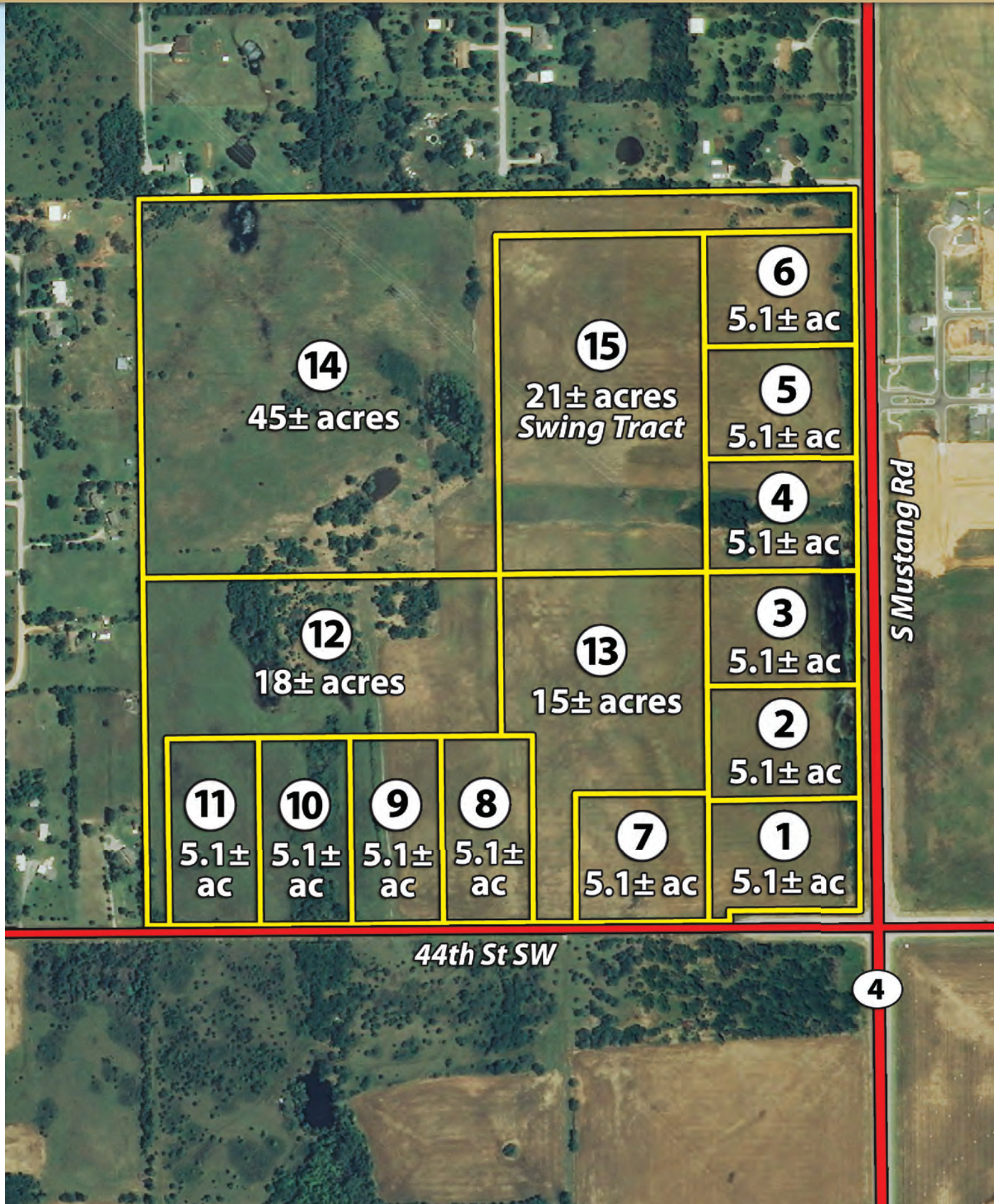
GAZETTEER MAP





AERIAL & TRACT MAP

AERIAL AND TRACT MAP



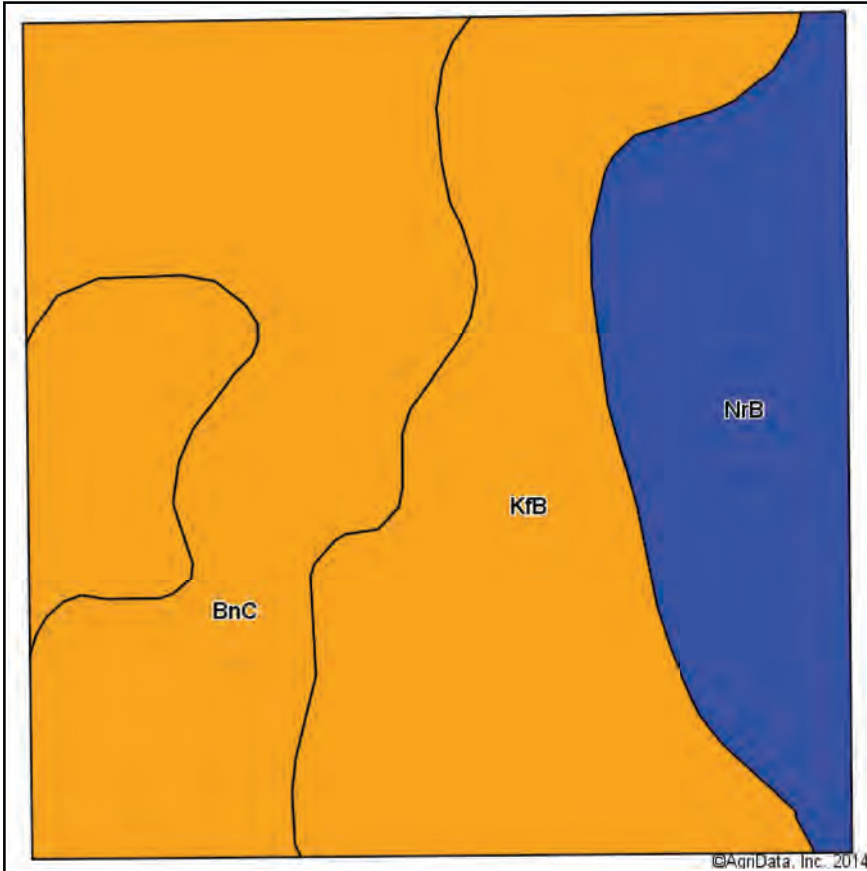
S Mustang Rd

44th St SW

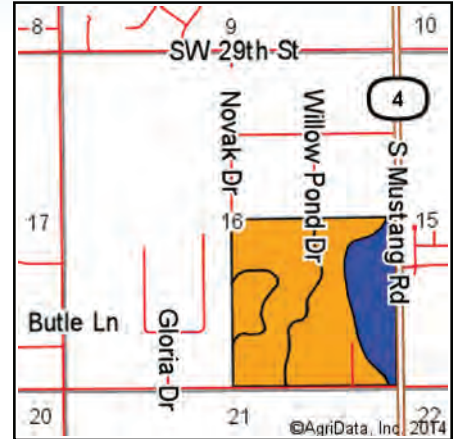
4

SOILS MAPS

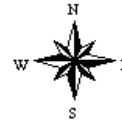
SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Canadian**
 Location: **16-11N-5W**
 Township: **East Canadian**
 Acres: **155.15**
 Date: **9/23/2014**



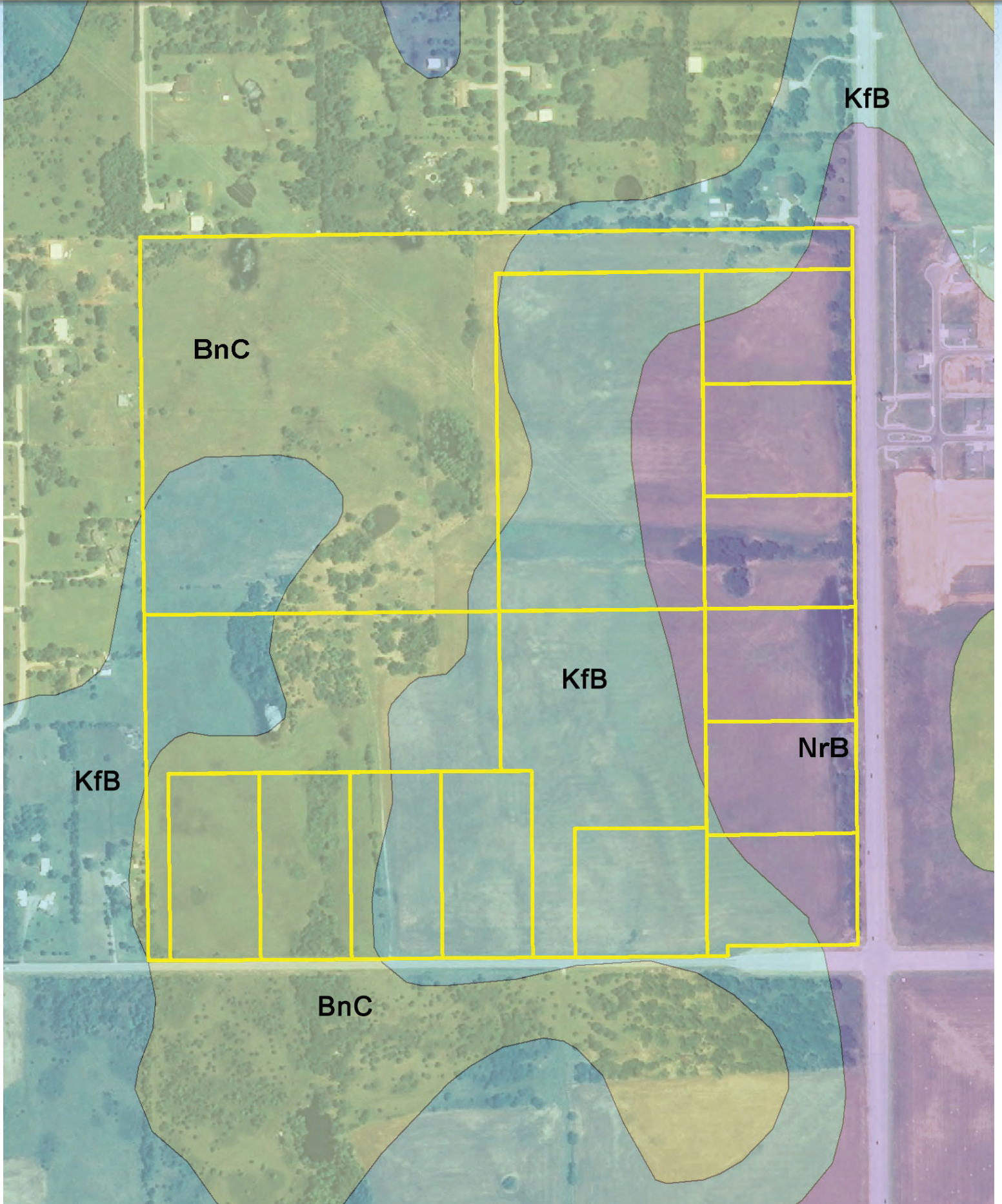
Viewing soils data as of 2/5/2014
 Area Symbol: OK113, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Improved bermudagrass	Weeping lovegrass	Wheat	Grain sorghum	Peanuts
NBRE	Niotaze-Bigheart-Rock outcrop complex, 3 to 15 percent slopes, very stony	58.08	36.3%		Vls	1	1			
58	Steedman-Lucien complex, 15 to 25 percent slopes	55.06	34.4%		Vlle			2	4	110
57	Steedman-Lucien complex, 3 to 15 percent slopes	40.64	25.4%		Vle	1		1		
44	Oil waste land-Huska complex, 1 to 8 percent slopes	6.19	3.9%		Vllls	1				
Weighted Average						0.7	0.4	0.9	1.4	37.9

Area Symbol: OK113, Soil Area Version: 9

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

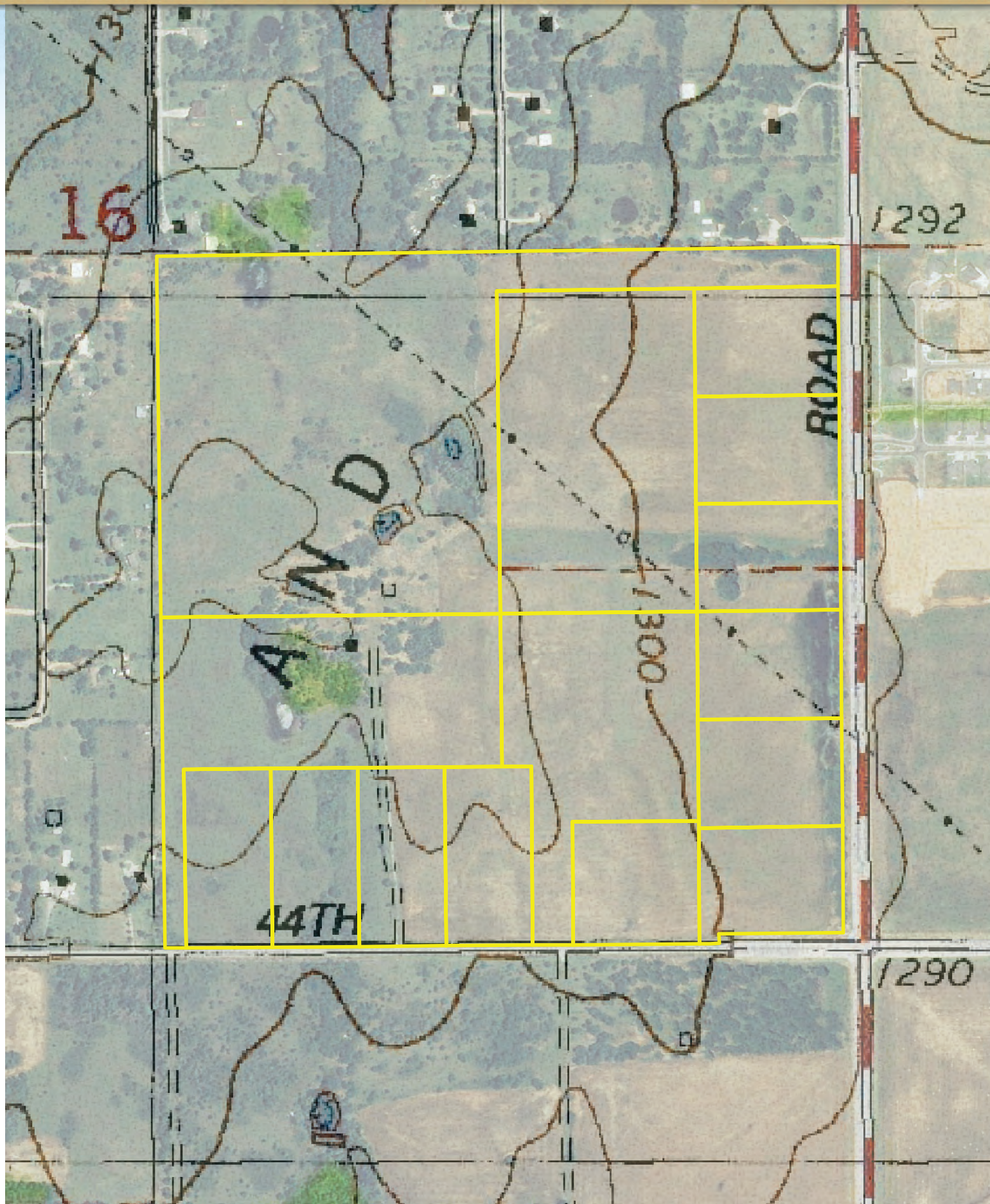
SOILS MAP





TOPOGRAPHICAL MAP

TOPOGRAPHICAL MAP



FSA INFORMATION

FSA INFORMATION

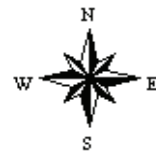


©AgriData, Inc. 2014



16-11N-5W
Canadian County
Oklahoma

map center: 35° 25' 28.58, 97° 43' 45.28
scale: 6996



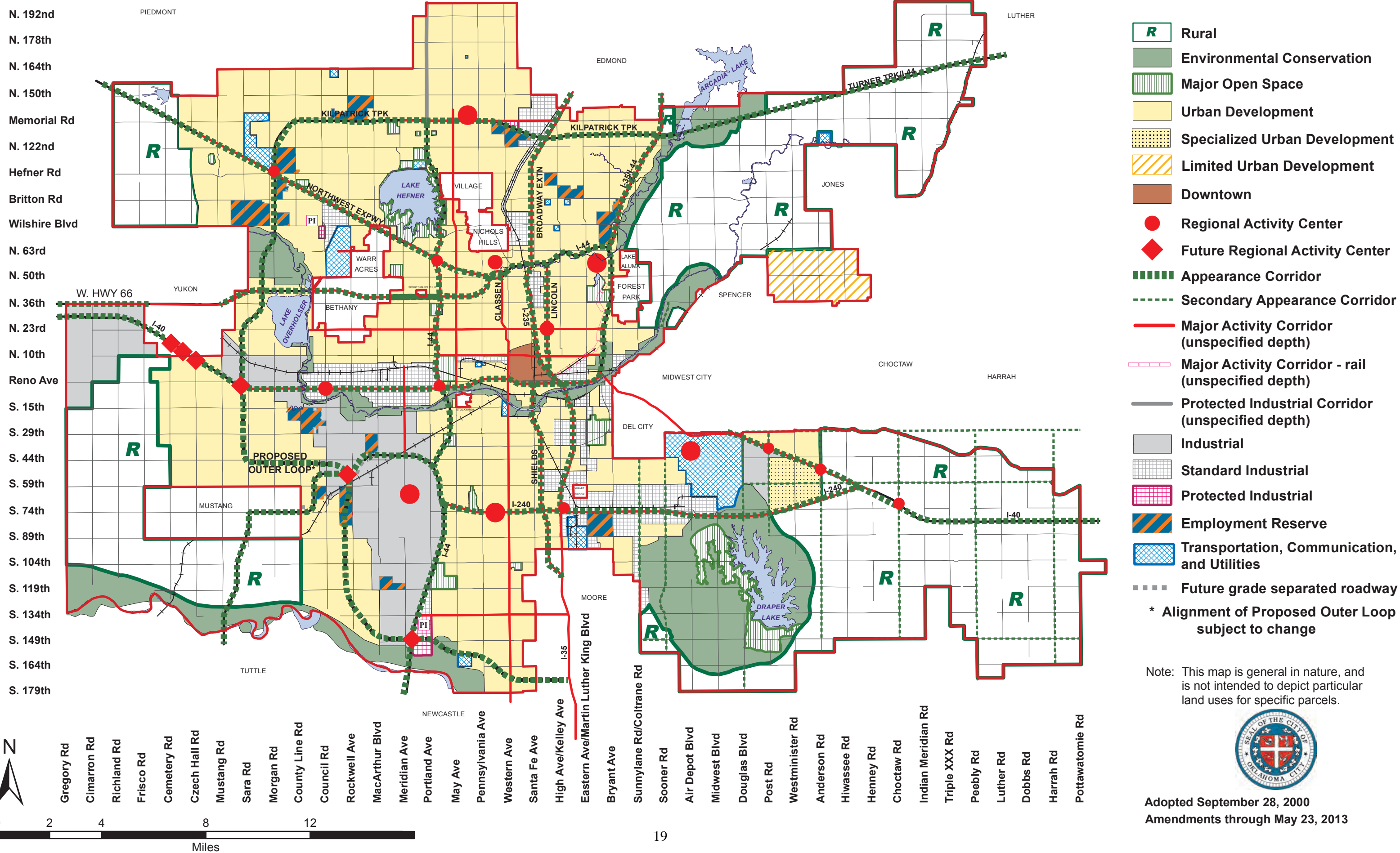
9/23/2014

OKLAHOMA CITY COMPREHENSIVE PLAN



OKC PLAN, 2000-2020

Land Use Plan



Note: This map is general in nature, and is not intended to depict particular land uses for specific parcels.



Adopted September 28, 2000
Amendments through May 23, 2013

ENGINEER'S OPINION

ENGINEER'S OPINION

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. | 2832 W. Wilshire Blvd. | Oklahoma City, OK 73116 | 405.842.0363 phone | 405.842.0364 fax | huitt-zollars.com

Engineer's Opinion Report

Property (Land) Located at
SE/4, Township 11 North, Range 5 West



Report By:

Scott C. Darr
Huitt-Zollars, Inc.
2832 W. Wilshire Blvd.
Oklahoma City, OK 73116

Commissioned by:
Brent Wellings & Mark Moehle

February 13, 2015

ENGINEER'S OPINION

HUITT-ZOLIARS

SCOPE OF REPORT:

Includes work associated with infrastructure improvements needed to develop said property. Also includes comparable costs of construction for improvements, design, fee opinion, and permitting fees associated with development and design. The report shall address the following items:

- Infrastructure Improvements to consider 95% residential usage and 5% commercial usage.
- Utilities available, utilities required.
- Opinion for development costs and design, residential and commercial.
- Costs associated with permitting.
- Opinion of design and development schedule.
- Reporting of findings and exhibits.

SITE ASSESSMENT:

The property being listed for auction sale is approximately 155.1 acres of undeveloped land. The previous land usage appears to have been utilized for cattle grazing and/or small crops. (Local popular crops include but are not limited to canola, soy, rye, wheat, corn and milo) Soil testing has not been done on the property. Wetlands are unlikely, but need further testing and determination as it appears natural ponding might have been used for cattle watering. The property has approximately one half mile of frontage for both SW 44th, and Mustang Road. Mustang road is an Oklahoma State Highway (SHWY 4) which indicates it is controlled by the Oklahoma Department of Transportation (ODOT). SW44th is controlled and maintained by the City of Oklahoma City. Both roads are most likely to have 33' of right of way associated with them from the centerline of the road. There are utilities available near the property (see utilities section); there is an electric transmission line that runs NW through this property and has a 130' easement associated with it (RE: Appendix C-Easements). Said easement centerline is approximately 751' north of the intersection of SW44th and Mustang Rd. and runs at a 45° angle to the NW, through the property.

ENGINEER'S OPINION

HUITT-ZOLIARS

LAND DEVELOPMENT:

Current competitive pricing for residential earthwork is approximately \$3,500/acre. Engineering fees associated are typically \$2,000-\$3,000/acre in developments requiring preliminary plat and final plat design. Final plat design basis addresses public utility design, lot layout, easements, rights of way, grading and storm-water runoff. Sub-division of land in Oklahoma City requires an approved plat when sub-dividing to more than three properties. (Re: "Deed approval" per section 3.3.1B of OKC Sub-division regulations, and Plat Requirement located in 3.3A) Doing so will require a formal survey by a licensed surveyor, and design by a licensed engineer. This land is currently zoned agricultural and would need to be approved by the City of Oklahoma City for any change in use.

DESIGNED DEVELOPMENT:

Engineering fees associated with a residential design are always site specific and can be anticipated best with a narrowed scope of work. Design fees will be defined on the type of development in consideration, and what improvements will need to be made to the land to suit in accordance to city standards. The number of entrances to a development depends on the total amount of planned units, and which types of units are to be developed. A designed development residential or commercial will need to account for storm runoff intensities and factoring whether city utilities are currently capable of handling the demand increase with development or not. ODOT will require driveway permitting on Mustang Rd. The City of Oklahoma City will be the authority for driveways off of SW 44th. ODOT will require information such as distance from nearest driveway and also distance to nearest intersection. An improvement on this property might require an additional lane, a new lighted intersection, and possibly both. Sight-distance will become a factor in combination with speed of traffic and ability to anticipate turning drivers. This would be a determination made by further investigation into traffic study during design for a residential plat and plan. As usual, any development of residential or commercial property that is planned development will need a survey of the property. Cost associated with surveys depend on the size of the property; typically surveys of properties over 20 acres are around \$1000/acre.

ENGINEER'S OPINION

HUITT-ZOLIARS

LOCAL CONDITIONS:

The property is located in a developing area of Oklahoma City/Mustang that is located within Mustang Public Schools District and serves to Centennial Elementary. This school is PK-4th grade with approximately 542 students. The property is located approximately 3 miles from Interstate 40 and Kilpatrick Turnpike junction. The average daily traffic count last taken in 2014 indicates 19,213 vehicles per day on Mustang Rd. and in 2013 1,129 vehicles per day on SW 44th St.

The FEMA flood insurance rate map Appendix B, does not indicate any floodplain associated with this project area.

UTILITIES:

Public utilities serviced by the City of Oklahoma City are water and some sanitary sewer as shown on Appendix A. There is a 16 inch water main in the public right of way on the east side of Mustang Rd. that could be serviceable for this site. There is a cross-over junction at the Southeast corner of the property readily available for service. There are four sanitary manholes also east of Mustang Rd. that could possibly be utilized for development within this property. Sanitary sewer options will need to be analyzed on a case by case basis for new developments located within this property. Guidelines and regulations for different types of sanitary and septic systems can be found on the Oklahoma Department of Environmental Quality and the Environmental Protection Agency website. Storm sewer is located in the area but would require further inquiry with the Oklahoma City Storm Water Department for availability and use depending on capacity of the system design.

There is a 15' Doric Petroleum pipeline easement 10' west of the eastern property line that is a straight line easement north/south. The pipeline is not centered in this easement; it is located 10' west of the east easement line and 5' from the west easement line, approximately. In addition to the Doric Petroleum pipeline, there is a 15' Mobil Oil pipeline easement located parallel with the north property line. The pipeline is proposed centerline of this easement 7.5' each side.

According to Oklahoma Natural Gas there is a 4" high pressure gas line located within the right of way on the east side of Mustang Rd. As previously mentioned, there is electric available and overhead electric service line located within the public right of way on all frontage of this property. AT&T has fiber optic and copper lines on the north side of SW 44th St. buried,

ENGINEER'S OPINION

HUITT-ZOLIARS

and 2 cables that are located on the east side of Mustang Rd. that run north/south. Cox Communications was contacted but no service is available in the area to date.

All utilities located on the east side of Mustang Rd. that are planned for connecting to this property will require a bore (under Mustang Rd.) & tap connection process which is more costly than a direct connection.

ADDITIONAL EASEMENTS:

The Oklahoma Department of Transportation has obtained additional right of way near the intersection of SW 44th St. and Mustang Rd. There is approximately 60' of R.O.W. from the south section line for 550' west of the east section line. There is a tapering easement that extends to the north section line that tapers back in 10' wide segments to the north section line. The easement covers approximately 2.07 acres of property frontage.

OPINION OF IMPROVEMENTS:

This particular site at 95% residential development would require planning with the Oklahoma City Planning Dept., as well as ODOT for access driveways. A planned residential development will require 1 possibly 2 public access drives and easements associated for public utility upgrades. If a residential community is planned, public upgrades to water, storm and sanitary will need to be included.

Some "Rules of thumb" costs associated with development on this property:

- Survey = \$1,000/acre approx.
- Design = Approx. \$2,500/acre
- Permitting = 10% of Design Costs
- Grading = \$3,500/acre
- Water (12" PVC AWWA C900) = \$65/L.F.
- 16" Tapping Saddle & Valve = \$2,500
 - Requires Tapping Permit & Fee
- Fire Hydrant Connection (Designed to Fire Code) = \$3,500/ea.
- Water Meter Assembly (5/8" Domestic) = \$150/ea.
 - Requires Tapping Permit & Fee

ENGINEER'S OPINION

HUITT-ZOLIARS

- Sanitary (8" SDR-35 PVC) = \$45/L.F.
 - Requires Tapping Permit & Fee
- 4' Manhole (Sanitary) = \$3,500
- Storm (12" R.C.P.) = \$65/L.F. *Can be avoided by proper design of surface drainage, channel design, and detention pond design.
- Concrete Curb & Gutter = \$25/L.F.
- Aggregate Roadway Base (8" Section) = \$22/S.Y.
- 8" Concrete Paving = \$65/S.Y.
- Asphalt Paving (6" Section) = \$100/S.Y.
- Concrete Sidewalk (5' width) = \$50/S.Y.
- Solid Slab Sodding = \$3.50/S.Y.

If an additional lane is to be required by ODOT or City of Oklahoma City:

- Similar projects specifically for this work have shown prices for materials and installation to be between \$90,000 and \$120,000 on a 100' long 12' wide lane addition with curb and gutter.
- Design fees associated range from \$8,500 and \$11,000
- Permitting ranges from \$800 to \$1200

If an intersection is required by ODOT or City of Oklahoma City:

- Project comparisons for new intersections with equipment and retrofitting for minimal pavement work has shown to cost between \$65,000 and \$80,000.
- Design fees associated range from \$10,000 and \$12,000 by a traffic engineer.
- Permitting fees vary.
- Design and permitting require hearing from the Oklahoma City Traffic Commission or review by the Oklahoma Department of Transportation. The approval process takes an average of 3 months if all paperwork and processes are done properly.

ENGINEER'S OPINION

HUITT-ZOLIARS

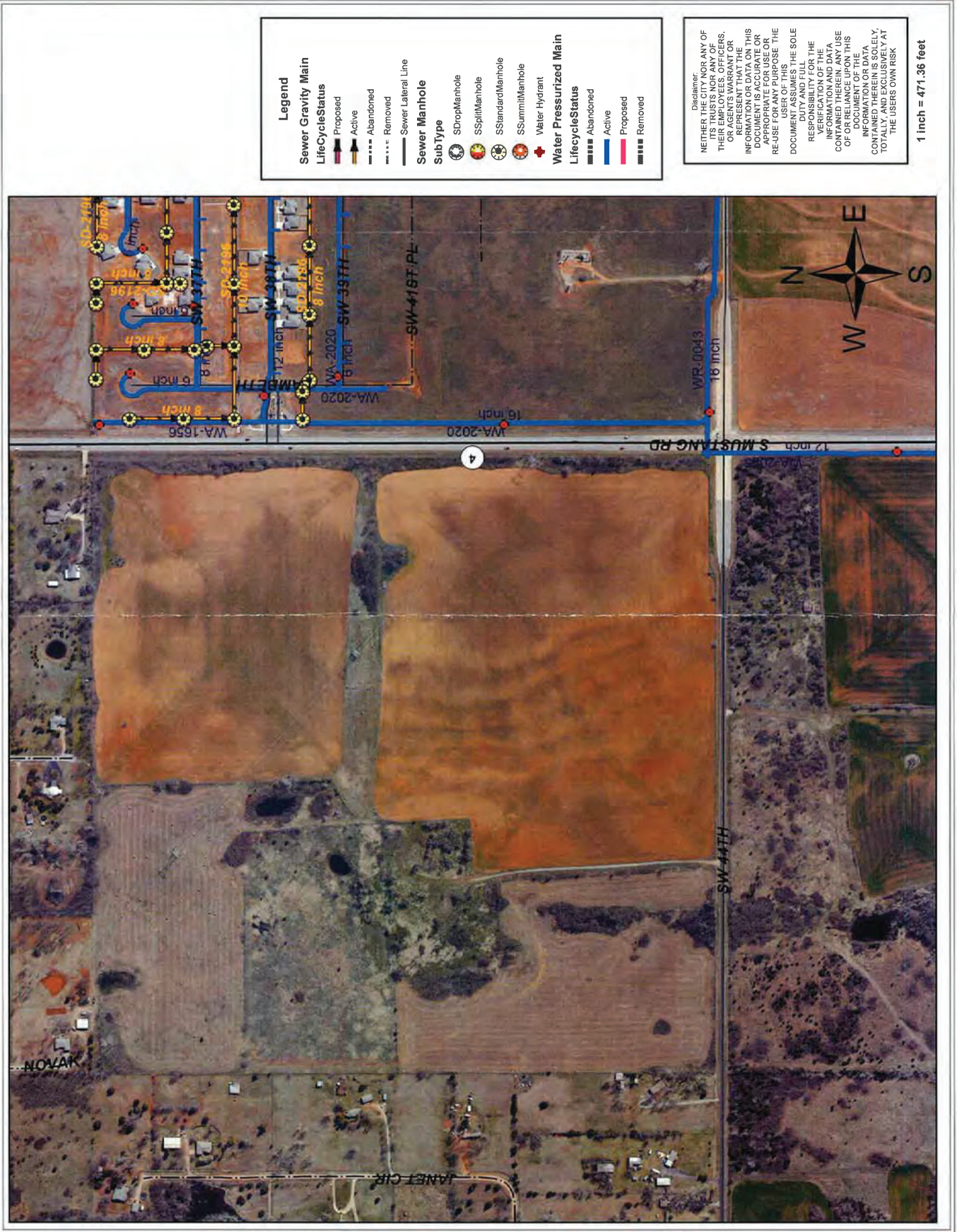
SUMMARY OF OPINION:

The opinions included in this report have been formed based on information provided to the engineer by the client, local government employees, private utility entities, public information, and comparative analysis of projects completed or in design by Huitt-Zollars, Inc. of Oklahoma City. It is our understanding that this report is to aide in the final sale of the property either whole or in part. The owner and client need to consider further inquiries to the Oklahoma City Planning Department as well as the Oklahoma Department of Transportation. The planned division of sale for this property has been tentatively approved for subdivision and land deed approvals due to the size of properties as mentioned in Appendix D (Email Correspondence between Mr. Wellings, and Mrs. Massey of OKC Planning Dept.). Further inquiries may be necessary during design or development. Zoning will need further attention as per the desired land use.

Scott C. Darr
Huitt-Zollars, Inc.
Oklahoma City, OK 73116
405-842-0363
sdarr@huitt-zollars.com

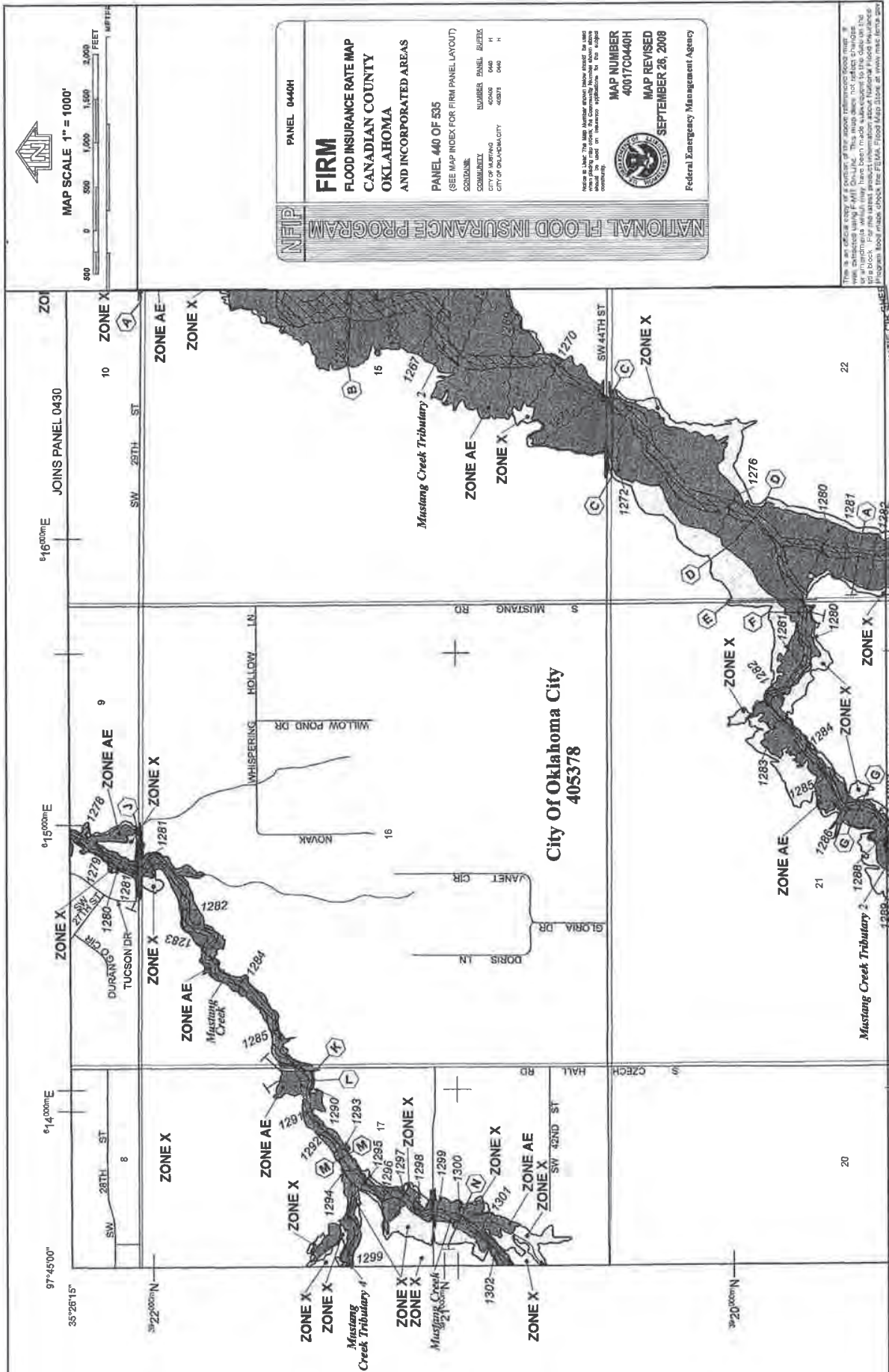
ENGINEER'S OPINION

APPENDIX A



ENGINEER'S OPINION

APPENDIX B



DEED AND EASEMENTS

DEED AND EASEMENTS

EASEMENT

Filed for record: April 8, 1964 at 2:30 P. M.
and recorded in Book 375, Page 168.

KNOW ALL MEN BY THESE PRESENTS: That The First National Bank and Trust Company of Oklahoma City and Florence P. Hammond, Co-Executors under the Will of Arthur G. Hammond AND _____ his (her) _____ in consideration of the sum of Ten and more - - - - - Dollars in hand paid, the receipt of which is hereby acknowledged, does hereby grant, and warrant unto OKLAHOMA GAS AND ELECTRIC COMPANY an Oklahoma corporation, its successors and assigns, the right, privilege and authority to enter upon and erect, operate, maintain, and reconstruct a system of poles or metal towers, structures wires and fixtures for the transmission of electric current and telephone and telegraph messages, including the right of ingress and egress to and from said system across adjoining lands of Grantors and the right to remove any structures or obstructions and to cut, trim or remove any trees which may at any time in the sole judgement of the Grantee interfere with or endanger said system or its maintenance and operation, upon, under and across the following described real property and premises situated in Canadian County, state of Oklahoma to-wit:

Southeast Quarter (SE/4) of Section Sixteen (16), Township 11 North,
Range 5 West.

Along and with the centerline of an electric power transmission line to begin at a point approximately 534 feet east of the northwest corner of the above described land and extend southeasterly in a straight line to a point approximately 751 feet north of the southeast corner of the above described land.

Additional payment will be made upon completion of the line construction at the rate of \$50.00 for each wood or metal tower structure in non-cultivated land and \$100.00 for each wood or metal tower structure in cultivated land.

Physical damage to the surface of the land, grass, fences and planted crops, exclusive of trees, caused by construction, maintenance, or repair work on said system to be paid on completion of the work.

Grantors further covenant and agree that no building or other structure shall ever be erected within 65 feet of the center line of said system unless the written consent of the Grantee is first obtained, and that grantee shall have the right to control the growth of brush and trees in such area by application of herbicides or other chemicals.

The rights and privileges above granted shall continue as long as same are used or needed for the transmission of electric current or telephone and telegraph messages; but should the grantee remove its property from the premises, and abandon the right of way herein granted, then this grant shall become null and void.

SIGNED AND DELIVERED THIS 30th day of March, 1964.

DEED AND EASEMENTS

Book 375, Page 168, continued.

(SEAL)

ATTEST: J. E. Meyerson
Assistant Cashier

WITNESS:
Joe H. Blair

THE FIRST NATIONAL BANK AND TRUST COMPANY OF
Oklahoma City

By: John H. Miller

Vice President and Trust Officer

and

Florence P. Hammond, Co-Executors Under
the Will of Arthur G. Hammond

Acknowledged March 30, 1964 By Florence P. Hammond Before Selma Payne a Notary
Public for Oklahoma County, Okla. (SEAL) Acknowledgment Statutory. Commission
Expires 2-8-66.

Acknowledged March 30, 1964 By John H. Miller Before Selma Payne a Notary Public
for Oklahoma County, Oklahoma (SEAL) Acknowledgment Statutory. Commission Expires
2-8-66.

DEED AND EASEMENTS

STATE OF CALIFORNIA) (INDIVIDUAL ACKNOWLEDGMENT)
 COUNTY OF ORANGE) ss:
 Before me, ~~ROBERT L. FRAYLEY~~ JOYCE B. STARNER, a Notary Public in and for said County and State, on this 17th
JANUARY day of 75, 19 75, personally appeared Robert L. Frailey

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 notarial seal on the day and year written above.

My commission expires: 3/5/78
 OFFICIAL SEAL
JOYCE B. STARNER (SEAL)
 NOTARY PUBLIC - CALIFORNIA
 PRINCIPAL OFFICE IN
 ORANGE COUNTY
 My Commission Expires March 5, 1978

"MAINLY LEGAL BLANKS" FORM NO. 817 EARLY OFFICE SUPPLY CO.—PRINTERS—OKLA. CITY

(ORDER BY NUMBER)
 INDIVIDUAL ACKNOWLEDGMENT
 (Oklahoma Form)

STATE OF NEW YORK, County of Schenectady, ss:
 Before me the undersigned, a Notary Public, in and for said County and State, on this 21st day of January, 19 75
 personally appeared JAMES H. TYLER
 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 3/30/75 Richard M. [Signature], Notary Public.

Series	Line No.	FROM	TO	Line	Length	Rods

Return:
 Davis Corp.
 3000 Liberty Tower
 Okla. City, Ok.
 (See over)



State of Oklahoma }
 Canadian County } SS
 Filed for record May 9 1975
 at 4:15 PM and recorded in
 Book 600 Page 537
 Fee \$2.50
 FRANCES C. BREMSETH
 COUNTY CLERK
 By Mary Patterson Deputy

DEED AND EASEMENTS

THE STATE OF OKLAHOMA }
 COUNTY OF CANADIAN }

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Jan DOLLARS, in hand paid, the receipt of which is hereby acknowledged, Tyler Fradley Trust Agency, whose address is Trust Department, First National Bank, Box 25189, Oklahoma City, Oklahoma 73125

hereinafter called GRANTOR (whether one or more), hereby grants and conveys to MOBIL OIL CORPORATION, a corporation organized under the laws of the State of New York, having a permit to do business in the State of Oklahoma, its successors and assigns, hereinafter called GRANTEE, the rights of way, easements and privileges to lay, repair, maintain, operate and remove pipe lines and replace existing lines with other lines, for the transportation of oil and gas, and the products thereof, water, or any other fluid or substance, together with such drips, valves, fittings, meters, and similar appurtenances as may be necessary or convenient to the operation of said lines, and to erect, repair, maintain, remove and operate electric lines, telegraph lines, telephone lines, graphite and steel anodes and other devices for the control of pipe line corrosion, over, across and through the following described lands:

Said lands lying within Canadian County, Oklahoma, and described as follows:

Section 16 Township 11N Range 5W
 Section _____ Township _____ Range _____

R/W during construction will be 50' total (25' each side of pipe line).
 R/W will revert to 15' total (7-1/2' each side of pipe line) after completion of construction on said pipe line.

See Exhibit "A"

with ingress and egress to and from the same.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, so long as the same shall be used for the purposes aforesaid, and Grantee hereby agrees to pay any damages which may arise to crops, timber, or fences from the use of said premises for such purposes.

Grantor covenants and agrees that he will not impound water or construct buildings or structures of any type whatsoever within 25 feet of any pipe line or pipe lines constructed on said land. This shall be a covenant running with the land and shall be binding on Grantor, his heirs and assigns.

Should more than one pipe line be laid under this grant at any time, One Dollar per rod shall be paid for each additional line so laid, besides the damage above provided for.

The rights of way, easements and privileges herein granted are each divisible and are each assignable or transferable, in whole or in part.

It is hereby understood that party securing this grant in behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

EXECUTED This 27 day of October, A.D., 1980

Tyler Fradley Trust Agency
Jack LaForce
 Assistant Vice President and Trust Officer



State of Oklahoma)
 Canadian County) SS
 Filed for record Nov 10 1980
 at 12:09 P.M. and recorded in
 Book 855 Page 566
 Fee \$ 7.00
 BETTY EISENHOUR
 County Clerk
 By Mary Patterson Deputy

Num. 32
 Recorded
 B. O. N.
 P. R. Recd.
 Margla
 Grantor
 Grantee

DEED AND EASEMENTS

567

STATE OF OKLAHOMA }
 County of Oklahoma } ss:

On this 24th day of October, 19 80, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack L. Force Asst Vice President & Trust officer and

..... to me personally 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.



Linda Story
 Notary Public.

My commission expires September 15, 1984

STATE OF OKLAHOMA }
 County of..... } ss:

On this..... day of....., 19....., before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared..... and..... to me personally known to be the identical person... who executed the within and foregoing instrument and acknowledged to me that..... executed the same as..... free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public.

My commission expires.....

Mobil Oil Corporation
 REGIONAL CLAIMS DEPT.
 P. O. BOX 900
 DALLAS, TEXAS 75221

OKLAHOMA
 SERIES..... LINE No.....
RIGHT OF WAY
 From
 To
 Mobil Oil Corporation

CORPORATE ACKNOWLEDGMENT

STATE OF OKLAHOMA }
 County of..... } ss:

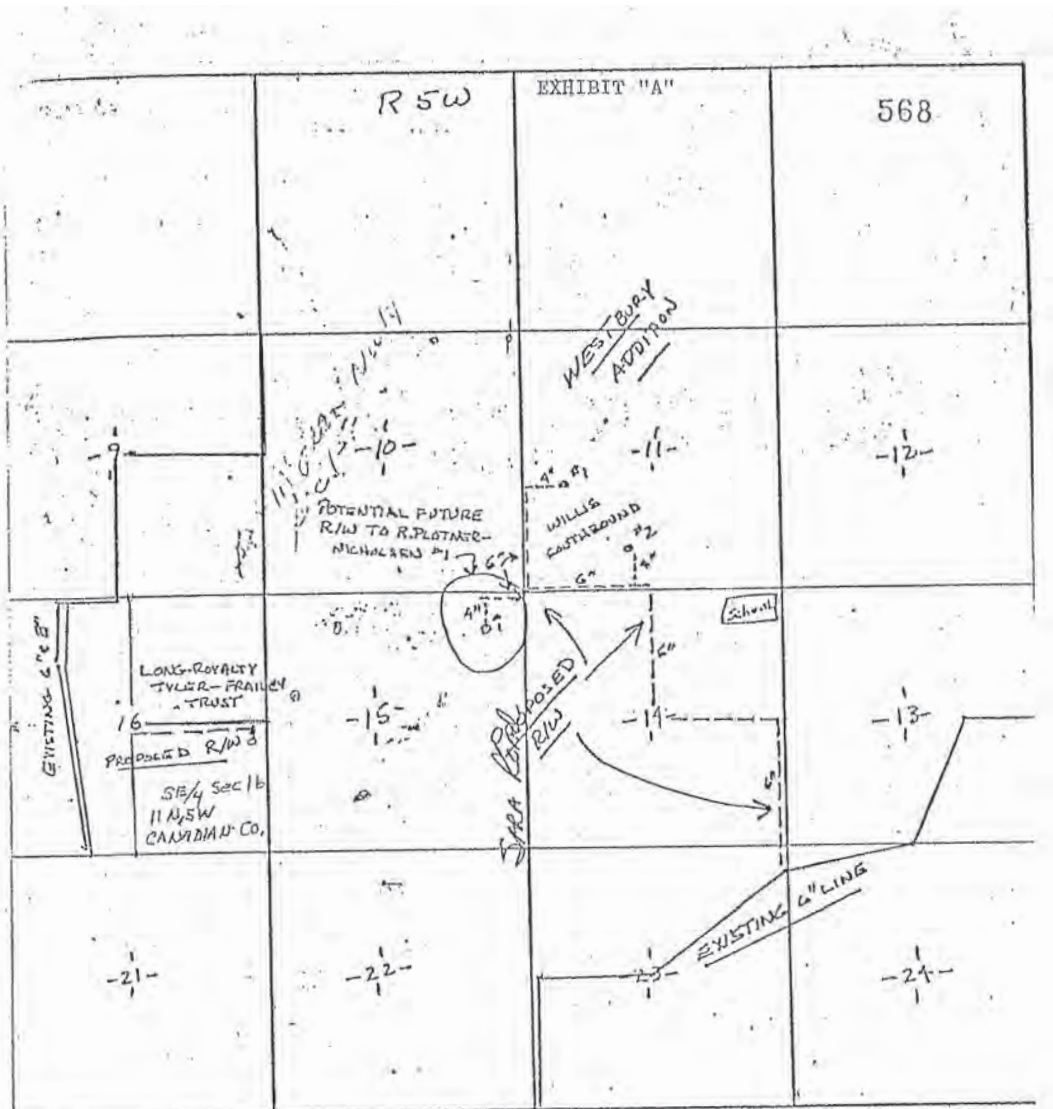
BEFORE ME,....., a Notary Public in and for said State, on this..... day of....., 19....., personally appeared..... to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its..... President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

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

Notary Public.

My Commission expires.....

DEED AND EASEMENTS



- Legend**
- Oil Well
 - Abandoned Oil Well
 - ◇ Dry Hole
 - ◇ Gas Well
 - ◇ Oil and Gas Well
 - ◇ Abandoned Gas Well
 - Location or Drig Well
 - ⊙ Salt Water Disposal Well
 - ⊙ Injection Well

Contoured On:
Contour Interval:

PROPOSED R/W TO CONNECT WILLIS - SOUTHBOUND #1 #2 AND LONG ROYALTY - TYLER - FRAILEY TRUST #1 TO MULT ANG-LD GATH. SYSTEM

Mobil Oil Corporation
DENVER E&P DIVISION

County: CANADIAN
Sheet: RUM #1
Scale: 1" = 100' (NAD 83) = 2640'

State: OREGON
Date: 10-4-80

DEED AND EASEMENTS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

REC BOOK PAGE
1944 338

STP-009C (240)
11870 (06)
Parcel No. 16

J.M.P.
WDK
6-27-95
NE

THAT James H. Tyler, dealing in his sole and separate property, a single person
and Vee Vee Frailay Wreisner, dealing in her sole and separate property,
a married person

part ies of the first part, in consideration of the sum
of Eight-thousand one hundred fifty DOLLARS (\$ 8,150.00)

do hereby grant, bargain, sell and convey unto the State of Oklahoma, acting by and through the Department of Transportation of the State of Oklahoma, the fee simple title in and to the following described real property and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the lands herein described, reserving and excepting the mineral interests, therein, to-wit:

A strip, piece or parcel of land lying in the SE $\frac{1}{4}$ of Section 16, T 11 N, R 5 W in Canadian County, Oklahoma, Said parcel of land being described by metes and bounds as follows:

Beginning at the NE corner of said SE $\frac{1}{4}$; thence South along the East line of said SE $\frac{1}{4}$ a distance of 2648.45 feet to the SE corner of said SE $\frac{1}{4}$; thence West along the South line of said SE $\frac{1}{4}$ a distance of 550.00 feet; thence N00°14'47"E a distance of 60.00 feet; thence S89°45'13"E a distance of 464.83 feet; thence N 45°06'28"E a distance of 35.10 feet; thence N00°01'51"W a distance of 707.79 feet; thence N89°58'09"E a distance of 10.00 feet; thence N00°01'51"W a distance of 50.00 feet; thence S89°58'09"W a distance of 10.00 feet; thence N00°01'51"W a distance of 1150.00 feet; thence S89°58'10"W a distance of 10.00 feet; thence N00°01'51"W a distance of 655.52 feet to a point on the North line of said SE $\frac{1}{4}$; thence East along said North line a distance of 70.00 feet to the point or place of beginning.

Containing 2.07 acres, more or less, of new right-of-way, the remaining area included in the above description being right-of-way occupied by the present highway.

together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. The reservation, and exception of mineral rights herein does not include rock, gravel, sand and other road building materials.

To have and to hold said described premises unto said State of Oklahoma, acting by and through the Department of Transportation of the State of Oklahoma, its heirs and assigns forever, free clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature, reserving and excepting the mineral interests therein; provided, however, that any explorations or development of said reserved mineral rights shall not directly or indirectly interfere with the use of said land by the State of Oklahoma.

The undersigned Grantor(s) hereby designate and appoint Boatmen's Trust Company, an Oklahoma Corporation as agent to execute the claim and receive the compensation herein named.

This conveyance can be and is executed in counterpart and shall be binding upon all who execute it without regard to whether this same instrument or any copy thereof, shall be executed by any other Grantor named above.

Signed and delivered this 10th day of May, 1995.

Please return to:
DEPARTMENT OF TRANSPORTATION
Office of Land Acquisition
300 N. E. 21st Street
Oklahoma City, Oklahoma 73105

James H. Tyler Jim Tyler
James H. Tyler B. & P.N. Index
Marta

R/W Form 53
Revised 3-18-93

12543

Shown for Reference Only

DEED AND EASEMENTS

State of Oklahoma New York) BOOK PAGE
 County of Schenectady) ss. 1944 339

Before me, a Notary Public in and for said county and state, on this 31st day of May, 1945, personally appeared James H. Tyler and

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 _____ free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

CATHERINE A. FARRIGAN
 Notary Public, State of New York
 # 01FA6028157
 Qualified in Schenectady County
 Commission Expires May 23, 1946

Catherine A. Farrigan
 Notary Public

My Commission expires: _____

Individual Acknowledgement

State of Oklahoma)
 County of _____) ss.

Before me, a Notary Public in and for said county and state, on this _____ day of _____, 19____, personally appeared _____ and

to me known to be the identical person _____ who executed the within and foregoing instrument, and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

 Notary Public

My Commission expires: _____

Individual Acknowledgement

State of Oklahoma)
 County of _____) ss.

Before me, a Notary Public in and for said county and state, on this _____ day of _____, 19____, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____ and acknowledge to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.



 Notary Public

My Commission expires: _____

STATE OF OKLAHOMA
 CANADIAN COUNTY
 FILED & RECORDED
 JUL 18 1945
 P 12:08
 COUNTY CLERK
 SHOE BARN

Corporation Acknowledgement

By _____ Deputy
 County Clerk
 Return to
 Department of Transportation
 Right-of-Way Division
 208 N. E. 21st Street
 Oklahoma City, OK 73105-3204

 County Clerk
 State of Oklahoma)
 This instrument was filed for
 record on the _____ day of _____,
 19____, at _____ M.,
 and recorded in Book _____
 on page _____ Fees, \$ _____

DEED AND EASEMENTS

WARRANTY DEED

REC-BOOK PAGE
1944 340

STP-009C(240)
11870(06)
Parcel No. 16

J.H.R.
W.D.K.
6-27-95
N.E.
M

KNOW ALL MEN BY THESE PRESENTS:

THAT James H. Tyler, dealing in his sole and separate property, a single person
and Vee Vee Frailley Wreissner, dealing in her sole and separate property,
a married person
part ies of the first part, in consideration of the sum

of Eight-thousand one hundred fifty DOLLARS (\$ 8,150.00)
do hereby grant, bargain, sell and convey unto the State of Oklahoma, acting by and through the Department of Transportation of the State of Oklahoma, the fee simple title in and to the following described real property and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the lands herein described, reserving and excepting the mineral interests, therein, to-wit:

A strip, piece or parcel of land lying in the SE $\frac{1}{4}$ of Section 16, T 11 N, R 5 W in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at the NE corner of said SE $\frac{1}{4}$; thence South along the East line of said SE $\frac{1}{4}$ a distance of 2648.45 feet to the SE corner of said SE $\frac{1}{4}$; thence West along the South line of said SE $\frac{1}{4}$ a distance of 550.00 feet; thence N00°14'47"E a distance of 60.00 feet; thence S89°45'13"E a distance of 464.83 feet; thence N 45°06'28"E a distance of 35.10 feet; thence N00°01'51"W a distance of 707.79 feet; thence N89°58'09"E a distance of 10.00 feet; thence N00°01'51"W a distance of 50.00 feet; thence S89°58'09"W a distance of 10.00 feet; thence N00°01'51"W a distance of 1150.00 feet; thence S89°58'10"W a distance of 10.00 feet; thence N00°01'51"W a distance of 655.52 feet to a point on the North line of said SE $\frac{1}{4}$; thence East along said North line a distance of 70.00 feet to the point or place of beginning.

Containing 2.07 acres, more or less, of new right-of-way, the remaining area included in the above description being right-of-way occupied by the present highway.

together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. The reservation, and exception of mineral rights herein does not include rock, gravel, sand and other road building materials.

To have and to hold said described premises unto said State of Oklahoma, acting by and through the Department of Transportation of the State of Oklahoma, its heirs and assigns forever, free clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature, reserving and excepting the mineral interests therein; provided, however, that any explorations or development of said reserved mineral rights shall not directly or indirectly interfere with the use of said land by the State of Oklahoma.

The undersigned Grantor(s) hereby designate and appoint Boatmen's Trust Company, an Oklahoma Corporation as agent to execute the claim and receive the compensation herein named.

This conveyance can be and is executed in counterpart and shall be binding upon all who execute it without regard to whether this same instrument or any copy thereof, shall be executed by any other Grantor named above.

Signed and delivered this 1st day of June, 19 95
A.M. Initial _____
O. & P.H. Initial _____
Margin _____

Please return to:
DEPARTMENT OF TRANSPORTATION
Office of Land Acquisition
300 N. E. 21st Street
Oklahoma City, Oklahoma 73105

Vee Vee Frailley Wreissner
Vee Vee Frailley Wreissner
N.E.
M

R/W Form 53
Revised 3-18-93

12544

Shown for Reference Only

DEED AND EASEMENTS

State of CALIFORNIA
Oklahoma

BOOK PAGE

County of ORANGE

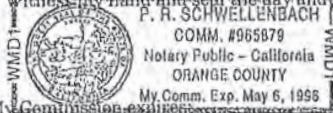
ss.

1944 341

Before me, a Notary Public in and for said county and state, on this FIRST day of JUNE, 1945, personally appeared Yee Yee Fraily Wreisma and

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 a free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

 P. R. SCHWOLLENBACH
COMM. #965879
Notary Public - California
ORANGE COUNTY
My Comm. Exp. May 6, 1956

P. R. Schwollenbach
Notary Public

Individual Acknowledgement

State of Oklahoma)

ss.

County of _____)

Before me, a Notary Public in and for said county and state, on this _____ day of _____, 19____, personally appeared _____ and

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

My Commission expires: _____

State of Oklahoma)

ss.

County of _____)

Before me, a Notary Public in and for said county and state, on this _____ day of _____, 19____, personally appeared _____

to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____ and acknowledge to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

Notary Public

My Commission expires: _____



STATE OF OKLAHOMA
CANADIAN COUNTY
RECORDED
1945 JUL 18 P 2:09
COUNTY CLERK

Individual Acknowledgement

Corporation Acknowledgement

County) ss.

State of Oklahoma)
This instrument was filed for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in Book _____ on page _____ Fees, \$ _____

County Clerk
By _____ Deputy

Return to
Department of Transportation
Right-of-Way Division
200 N. E. 21st Street
Oklahoma City, OK 73105-3204

TAX INFORMATION

TAX INFORMATION



CANADIAN

Data provided by **MATT WEHMULLER** County Assessor

Property Information - Date 01/26/2015

The CANADIAN County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The CANADIAN County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Assessment Data		Primary Image			
Account 090004723 Parcel ID 121164-000000-000001 Cadastral ID Property Type REAL - Real Property Property Class RA Tax Area 2 - I-69 R Lot Size 155.10 - Acres Owners Name TYLER, JAMES H JR ETAL % BANK OF OKLAHOMA 9520 N MAY AVE ATTN: RPS OKLAHOMA CITY OK 73120-0000	No Image On File				
Parcel Location		Image Date			
Situs Subdivision Lot/Block / Sec/Twn/Rng 16 - 11N - 5W - 4 Neighborhood 400002 - Zone D Mustang/Yukon Rural					
Legal Description					
T11N R05W S16 SE4 A#1-PT SE4 BEING THE SE4 LESS BEG NE/C TH S2648.45' W550' N60' E464.83' NE35.1' N707.79' E10' N50' W10' N11 50' W10' N655.2' E70' TPB.					
Valuation	2015	2014	Tax Detail (Millages)		% Mills Dollars
Land Value	40,782	40,782	C001	CANADIAN COUNTY	
Improvements	0	0		COUNTY GENERAL	10.3 10.39 50.76
Mobile Home	0	0		COUNTY SCHOOL	4.1 4.16 20.32
Fair Market Value	40,782	40,782		COUNTY HEALTH	1.5 1.56 7.62
Taxable Value - Capped	33,985	40,782	S069	MUSTANG	
Assesment Ratio	12%	12%		GENERAL	35.8 36.31 177.39
Gross Assessed	4,078	4,894		BUILDING	5.1 5.19 25.36
Exemptions	0	0		SINKING	26.9 27.27 133.23
Net Assessed	4,078	4,894	V006	CANADIAN VALLEY	
Tax Rate	101.3200	101.3200		VO-TECH GENERAL	10.3 10.40 50.81
Estimated Taxes	413.00	496.00		VO-TECH BUILDING	5.1 5.20 25.40
				VO-TECH-SINKING	0.8 .84 4.10

TAX INFORMATION



CANADIAN

Data provided by MATT WEHMULLER County Assessor
Property Information - Date 01/26/2015

Sale History

Instrument	Book	Page	Grantor	Date	Price	Code
2392-617	2392	617	TRUSTCO BANK NA (PR TYLER)	12/2000	0	NO
2168-709	2168	709	FRAILEY,VEE VEE	06/1998	0	N
1512-794	1512	794		02/1988	0	N

Billed History

Tax Year	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2014	TYLER,JAMES H JR ETAL	2	40,782	0	4,894	496.00
2013	TYLER,JAMES H JR ETAL	2	40,782	0	4,894	480.00
2012	TYLER,JAMES H JR ETAL	2	40,782	0	4,894	475.00
2011	TYLER,JAMES H JR ETAL	2	40,782	0	4,894	474.00
2010	TYLER,JAMES H JR ETAL	2	40,782	0	4,894	474.00
2009	TYLER,JAMES H JR ETAL	2	40,782	0	4,894	480.49
2008	TYLER,JAMES H JR ETAL	2	40,782	0	4,894	482.89
2007	TYLER,JAMES H JR ETAL	2	40,782	0	4,894	482.11

Residential Improvements

Card	Improvement Type	Condition	Quality	Year	Exterior Wall	HVAC	Base Area	Total Area
1	None							

Attached Images

Image ID 4927
Image Date 11/17/2006

D:\Terra\Photos\090\004\723Sk1.jpg



TITLE COMMITMENT

TITLE COMMITMENT

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

File No.: 1500665

Associated File No.: 1404258 LM
Date Change:

1. Effective Date: January 22, 2015 at 7:30 A.M.

Prepared For: Oklahoma City Abstract & Title Company
1900 N.W. Expressway, Suite 210
Oklahoma City, OK 73118

Inquiries should be directed to: Teresa Koeppel (405) 848-8999

2. Policy or Policies to be issued:

Amount of Insurance

(a) A.L.T.A. Owner's Policy 2006 (Standard)

Proposed Insured:

TBD

(b) A.L.T.A. Loan Policy 2006 (Standard)

Proposed Insured:

TBD

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. Title to the said estate or interest in said land is at the effective date hereof vested in:

Vee Vee Frailey Wreisner, as Trustee of The Vee Vee Frailey Wreisner Revocable Living Trust u/d/t April 1, 1998 and James H. Tyler, John A. Lang, III, Stephen T. Lang and David B. Lang

5. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

For information purposes only, the property address is purported to be:
Vacant Land, Mustang, OK

American Security Title Insurance Company



TITLE COMMITMENT

EXHIBIT "A" LEGAL DESCRIPTION

The Southeast Quarter (SE/4) of Section Sixteen (16), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, Less an Except a parcel of land lying in the SE/4 of said Section 16, Township 11 North, Range 5 West, I.M. being more particularly described as follows: beginning at the NE Corner of said SE/4; thence South along the East line of said SE/4 a distance of 2648.45 feet to the SE Corner of said SE/4; thence West along the South line of said SE/4 a distance of 550.00 feet; thence North 00°14'47" East a distance of 60.00 feet; thence South 89°45'13" East a distance of 464.83 feet; thence North 45°06'28" East a distance of 35.10 feet; thence North 00°01'51" West a distance of 707.79 feet; thence North 89°58'09" East a distance of 10.00 feet; thence North 00°01'51" West a distance of 50.00 feet; thence South 89°58'09" West a distance of 10.00 feet; thence North 00°01'51" West a distance of 1150.00 feet; thence South 89°58'10" West a distance of 10.00 feet; thence North 00°01'51" West a distance of 655.52 feet to a point on the North line of said SE/4; thence East along said North line a distance of 70.00 feet to the point of beginning.

TITLE COMMITMENT

COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

File No. 1500665

The following are the requirements to be complied with:

1. Requirements:

Proper Instruments in insurable form which must be executed, delivered, and duly filed for record:

Payment to, or for the account of, the grantors or mortgagors of the full consideration for the estate or interest to be insured.

- a. Receipt of satisfactory ALTA survey from Company approved surveyor of the improved property showing all facts necessary to establish that the property is free of violations of restrictions or other adverse physical matters; AND have surveyor show the exact location of the easements or rights-of-ways shown under Schedule B, Section 2; or in the alternative, certify that lines as presently placed, do not affect or cross the subject property.
- b. Record Quit Claim Deed from Florence P. Hammond and The First National Bank and Trust Company of Oklahoma,, Co-Trustees and the Arthur G. Hammond Testamentary Trust to terminate interest as per Order Approving Final Account and Decree of Distribution, Case No. 47529, recorded in Book 377, page 563.
- c. Probate, Case No. P-99-94, Record Order correcting legal description to subject property in Order Allowing Final Account, Final Decree of Distribution and Discharge of Personal Representative recorded in Book 2392, page 617.
- d. Record Release of Mortgage recorded in Book 3229, page 37 from Quicken Loans, Inc. (MERS) to cure Cloud resulting from incorrect legal on said mortgage.
- e. Pay abstracting bill in the amount of \$750.00, as reflected on invoice or HUD-1 Settlement Statement being a part of this transaction.

NOTE TO CLOSER AND ALL PARTIES TO THIS TRANSACTION: If any homestead exemptions, property tax caps, senior property tax freezes or other tax exemptions now exist on this property, any transfer of title can result in a property tax reassessment and an ad valorem tax increase in the future.



TITLE COMMITMENT

COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

File No. 1500665

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any fact, rights, interest, easements or claims of parties in possession which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a pin survey and inspection of the premises would disclose. Note: If the property is improved with a single family residential dwelling and the Company is provided with a satisfactory Loan Survey, showing no encroachments, this exception will be deleted from the Mortgagee Policy and will be modified on the Owner Policy to include the following: "This policy insures against loss or damage arising from a final Judgment of a court of competent jurisdiction which requires the insured to remove an existing residential structure other than a boundary wall, fence, or other improvement because it extends onto adjoining land, onto any easement or over any building set back lines."
4. 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.
5. All interest in and to all oil, gas and other minerals and all rights pertaining thereto.
6. Taxes, charges or assessments for the year 2015 and all subsequent years.
7. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 375, page 168.
8. Right of Way Contract in favor of Doric Petroleum Inc. recorded in Book 600, Page 537.
9. Easement in favor of Mobil Oil Corporation recorded in Book 859, page 566.
10. Easement in favor of State of Oklahoma set forth in Warranty Deed recorded in Book 1944, page 338 and Book 1944, page 340.
11. Statutory Right of Way in favor of the State of Oklahoma, along all section lines.

END OF SCHEDULE B II

American Security Title Insurance Company





PHOTOGRAPHY





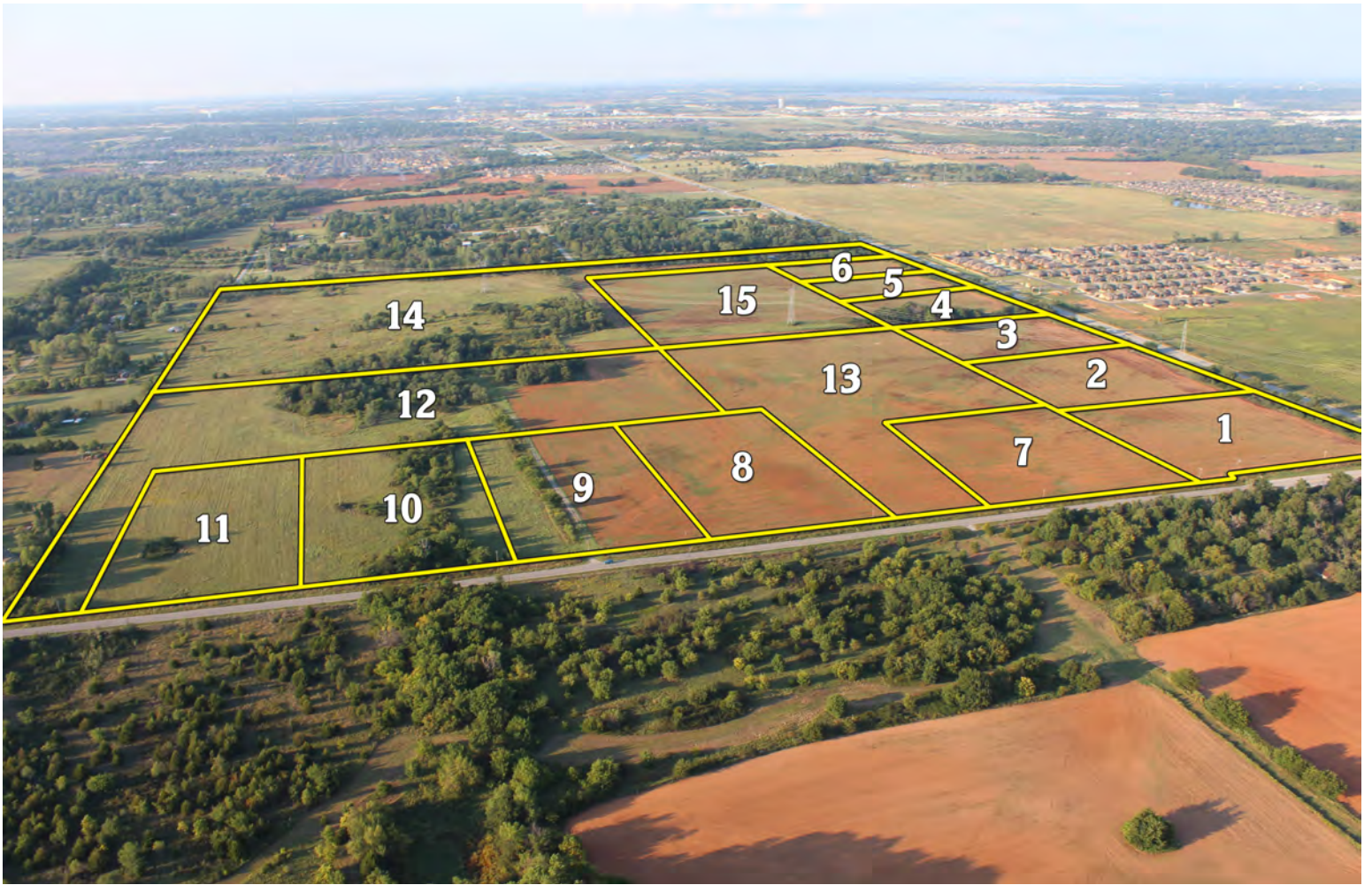














950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 / 260.244.7606
www.schraderauction.com

LOCAL CALLS: Brent Wellings • 972.768.5165