

Cover page for:

Preliminary Title Evidence

Title Opinion prepared by:

James B. Blevins, Jr., Attorney at Law

Dated June 29, 2023

Opinion Ref. No. 20221330

Opinion Tract No. 10

Group No. 14 Auction Tract 25 (Stephens County, Oklahoma)

For July 10, 2023 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Melany Levenson, as Co-Trustee, *et al.*

JAMES B. BLEVINS, JR
George W. Velotta II
Attorney at Law
P.O. Box 1565
Purcell, OK 73080

June 29, 2023

Justin Landgraf
7 East Main St.
Ardmore, OK 73401

Re: 20221330 (Tract 10)

The SE/4 NW/4 NW/4 of Section 7, Township3 South, Range 4 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133929 & 133929-A last certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. 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:

1.1111 acre or 1/9 interest – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

1.111 acre or 1/9 interest - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

1.111 acre or 1/9 interest - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

1.111 acre or 1/9 interest - Mary Lois Smith, by virtue of a Warranty Deed filed May 9, 1994 in Book 1919 at Page 247 and by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

1.111 acre or 1/9 interest - Cecelia D. Beck and J.W. Beck, Jr., by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.3704 acre or 1/27 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.3704 acre or 1/27 interest – Johnny (John Calvin) Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.3704 acre or 1/27 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

.4167 acre or 1/24 interest – William F. Willis, by virtue of a Final Decree filed December 1, 1969 in Book 1039 at Page 259;
.4167 acre or 1/24 interest – Genevieve Willis Allison, by virtue of a Final Decree filed December 1, 1969 in Book 1039 at Page 259;
.4167 acre or 1/24 interest – John Robert Willis, by virtue of a Final Decree filed April 4, 1989 in Book 1744 at Page 515;
.7408 acre or 2/27 interest – William Stanley Johnson, by virtue of a Final Decree filed December 12, 1973 in Book 1151 at Page 254;
.4629 acre or 5/108 interest – Louis H. Enloe, Lowell H. Enloe and Sherry L. Neph, as Co-Trustees of the Louis H. Enloe Revocable Trust Dated May 5, 2012, by virtue of a Quit Claim Deed filed July 2, 2012 in Book 4369 at Page 222;
.4629 acre or 5/108 interest – The Board of County Commissioners of Stephens County, Oklahoma, by virtue of a County Treasurers Resale Deed filed June 12, 2019 in Book 5669 at Page 232;
.2083 acre or 1/48 interest – William W. Taylor and Charlette M. Taylor, Trustees or their successors in trust, under the Taylor Family Living Trust dated October 18, 1999, and any amendments thereto, by virtue of a Quit Claim Deed filed September 4, 2000 in Book 3759 at Page 17;
.2083 acre or 1/48 interest – John R. Taylor and Sarah L. Taylor, Trustees of the John R. Taylor 2006 Revocable Trust, by virtue of a Quit Claim Deed filed September 4, 2008 in Book 3759 at Page 15.

- B) Mineral Ownership: The minerals have been omitted by request.
- C) Mortgages: NONE
- D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233, as amended.
- E) Restrictive Covenants, Easements and Ordinances:
- 1.) Pipeline, telephone, telegraph to Sunray Oil Corporation filed November 17, 1952 in Book 530 at Page 529.
 - 2.) Statutory easement for roadway along Section line.
- F) Does this property have a legal right of access?: **NO**
- G) Advisory: NONE
- H) Is the title marketable: Yes- upon fulfillment of the below requirements.
- I) Requirements:
REQUIREMENT No.1: Mary Lois Smith, Cecelia D. Beck, J.W. Beck, Jr., Virginia Watson, Johnny (John Calvin) Watson, Jimmy Watson, William F. Willis, Genevieve Willis Allison, John Robert Willis, and William Stanley Johnson all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in

the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.2: Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.3: Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust. must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.4: Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.5: Louis H. Enloe, Lowell H. Enloe and Sherry L. Neph, as Co-Trustees of the Louis H. Enloe Revocable Trust Dated May 5, 2012, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.6: Taylor and Charlette M. Taylor, Trustees or their successors in trust, under the Taylor Family Living Trust dated October 18, 1999, and any amendments thereto, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.7: John R. Taylor and Sarah L. Taylor, Trustees of the John R. Taylor 2006 Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.8: The Board of County Commissioners of Stephens County, Oklahoma, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

REQUIREMENT No.9: Jack B. Smith and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

REQUIREMENT No.10: Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

REQUIREMENT No.11: Submit for examination the valid recorded instrument that establishes legal access to the subject lands.

REQUIREMENT No.12: The undivided 5/108 interest in the subject lands owned by Carrol G. Enloe was sold for delinquent Ad Valorem Taxes by the County Treasurer's Resale Deed June 10, 2019 filed in the Office of the County Clerk of Stephens County June 12, 2019 and recorded in Book 5669 at Page 232. Either join Stephens County Oklahoma as a party to the Stephens County Oklahoma District Court Case CV-2019-110G or redeem the subject lands and add Carrol G. Enloe.

Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', 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 materialmens' 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 effect on the value and use of the subject property.

Sincerely:

James B. Blevins, Jr.
O.B.A. #881
George W. Velotta II
O.B.A. #9223