

*Cover page for:*

# **Preliminary Title Evidence**

*Title Opinion prepared by:*

**James B. Blevins, Jr., Attorney at Law**

**Dated June 29, 2023**

**Opinion Ref. No. 20221338**

**Opinion Tract No. 18**

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## **Group No. 17 Auction Tract 28 - 30 (Grady County, Oklahoma)**

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*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

Republic Law Group  
7 East Main St.  
Ardmore, OK 73401

Re: 20221338 (Tract 18)

The North 19.98 acres of Lot Two (2) and the Southwest 10 acres of Lot Two (2) and all of Lots Three (3) and Four (4) and the South Half of the Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ) and the Northeast Quarter of the northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Three (3), Township Three (3) North, Range Seven (7) West of the Indian Meriden, Grady County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 19280 last certified to 07/28/2022 at 07:59 PM by Cochran Abstract Co. 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:

$\frac{1}{4}$  interest - Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1981, by virtue of a Final Decree filed May 16, 1989 in Book 2077 at Page 287.

$\frac{1}{4}$  interest – Anne R. Green as Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 22, 1992 in Book 3355 at Page 413.

$\frac{1}{4}$  interest - Rosemary R. Fair, as Trustee of the Rosemary R. Fair Revocable Trust, under Trust Agreement dated December 21, 2000, by virtue of a Quit Claim Deed filed March 1, 2002 in Book 3357 at Page 306.

$\frac{1}{12}$  Mary Lois Smith, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

$\frac{1}{12}$ - Cecelia Beck and J.W. Beck as joint tenants, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

$\frac{1}{36}$  – Virginia Watson, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

1/36 Johnny Watson, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

1/36 Jimmy Watson, by virtue of a Final Decree filed December 4, 1999 in Book 3161 at Page 347.

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) Electric easement in favor of Rural Electric Cooperative filed October 14, 2018 in Book 4126 at Page 5.

2) Statutory easement for roadway along Section line.

F) Does this property have a legal right of access?: **YES**

G) Advisory:

NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

**REQUIREMENT No.1:** Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1981, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

**REQUIREMENT No.2:** Anne R. Green as 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.3:** Rosemary R. Fair, as Trustee of the Rosemary R. Fair Revocable Trust, under Trust Agreement dated December 21, 2000, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

**REQUIREMENT No.4:** Mary Lois Smith, Cecelia Beck, J.W. Beck, Virginia Watson, Johnny Watson, Jimmy Watson, 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.

J) Miscellaneous:

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics', materialmen's, 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 materialmen's 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