

Cover page for:

Preliminary Title Evidence

Title Opinion prepared by:

James B. Blevins, Jr., Attorney at Law

Dated June 29, 2023

Opinion Ref. No. 20221331

Opinion Tract No. 11

Group No. 9 Auction Tract 19 (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: 20221331 (Tract 11)

Lots 1 and 2 and the S/2 NE/4 of Section 1, Township 3 South Range 9 West, I.M., Stephens County, Oklahoma, LESS AND EXCEPT the following described tract of land conveyed to the United States of America by Warranty Deed recorded in book 1188 at Page 384; Beginning at the SE/corner of the W/2 SE/4 SE/4 SW/2 SE/4 NE/4; thence N 26°49'04" W a distance of 354.87 feet; thence N 18°58'13" E a distance of 676.76 feet; thence N 89°09'14" E a distance of 683.88 feet to a point on the East line of said S/2 NE/4; thence North a distance of 1667.38 feet to the NE/corner of said Lot 1; thence West a distance of 2636.52 feet to the NW/Corner of said Lot 2; thence South a distance of 2637.50 feet to the SW/corner of said S/2 NE/4; thence East a distance of 1892.50 feet to the point of beginning.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133930 & 133930-A last certified to 07/26/2022 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:

3.0717 acre or 1/6 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;

3.0717 acre or 1/6 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;

3.0717 acre or 1/6 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;

3.0717 acre or 1/6 interest - Mary Lois Smith, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

3.0717 acre or 1/6 interest - Cecelia Beck and J.W. Beck, as joint tenants, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
1.0238 acre or 1/18 interest - Virginia Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
1.0238 acre or 1/18 interest – Johnny (John Calvin) Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;
1.0238 acre or 1/18 interest - Jimmy Watson, by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

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.) Waurika Lake Subordination Agreement filed August 27, 1979 in Book 1340 at Page 336.
- 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: Mary Lois Smith, Cecelia Beck, J.W. Beck, Jimmy Watson, Johnny Watson, Virginia 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.

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: 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.

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