

PROPERTY 6



COMMITMENT FOR TITLE INSURANCE

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

1. Commitment Date: December 27, 2024 at 07:30 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/2021)
Proposed Insured:
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021)
Proposed Insured: , its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Steve B's Rentals, LLC by virtue of a Quit Claim Deed recorded November 16, 2018 in Book 13888 at Page 2.
5. The Land is described as follows:

Lot One (1), in Block Five (5), of SUNSET HEIGHTS ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

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SCHEDULE A
(Continued)

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary



Authorized Signature or Signatory

Ilse Fraire

American Abstract Company of McClain County, Inc.

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Joint Tenancy Deed from Steve BS Rentals LLC to .
 - b. Mortgage from to , securing the principal amount of \$0.00.
5. Execute, deliver and record an affidavit that complies with 60 Okla. Stat. § 121.
6. In the event the proposed insured requires deletion of the general survey exception set forth in paragraph 5 of Schedule B – Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021) [the “Survey Standards”], including Items 1, 2, 4, 7, 8, 9, 10, 11, 16 and 18, as set forth in Table A of the Survey Standards.

Note: Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.
7. Return properly executed Buyer/Seller Statement to the Company, including satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid and item (a) of Schedule B-II, Standard Exceptions will not appear on policy.
8. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
9. Obtain a Final Report for issuance of title policy.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



20241520

SCHEDULE B, PART I

(Continued)

10. Obtain a Uniform Commercial Code search as to current owner in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
11. Obtain a court search as to Purchaser in County of property location, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
12. With respect to Steve B's Rentals LLC, furnish a satisfactory affidavit, executed by a Manager which establishes the identity of certain properly appointed Manager(s) or Member(s)/Manager(s) who is/are authorized to execute all instruments necessary to consummate the proposed insured transaction and which establishes that all required consents and authorizations to said transaction have been given or properly waived by all requisite parties, TOGETHER WITH true and correct copies of the Articles of Organization, and all amendments thereto, with evidence of filing in the appropriate governmental office of the state in which the Company was formed.
13. Pay ad valorem taxes for 2024.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



20241520



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SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes for the year and all subsequent years not yet due and payable.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
4. All interest in and to all of the oil, gas, coal, metallic ores and other minerals in and under and that may be produced from the Land, and all rights, interest and estates of whatsoever nature incident to or growing out of said outstanding minerals.
5. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
7. Any loss for such state of facts as would be disclosed by an accurate and current survey and inspection of the premises.
8. Rights or claim of parties in possession not shown by the public records.
9. Easements or claims of easements not shown by the public records.
10. Statutory Easements on Section Lines.
11. Water rights, claims or title to water, whether or not shown by the public records.
12. Arising from the proposed insured's failure to comply with Oklahoma laws concerning an alien's ownership of the Land, including without limitation the Oklahoma Constitution, Art. XXII, Section 1, and 60 Okla. Stat. §§ 121-123.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



20241520

SCHEDULE B-II

(Continued)

13. Pipeline easement, in favor of the City of Edmond recorded February 17, 1953 in Book 1666 at Page 136, subject to assignments and partial releases of record.
14. All items affecting subject Lot as shown on the recorded plat are made a part hereof.
15. Owner's Certificate, Dedication and Reservation recorded April 15, 1955 in Book 1916 at Page 698.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



20241520

#14

Continuation of Abstract of Title to the Lands Described in the Caption Hereto:
FILED IN COUNTY CLERK'S OFFICE, OKLAHOMA COUNTY, OKLAHOMA, ON APRIL 8th,
1955 at 12:15 P.M. Recorded in Book 32 Plats, Page 77.

SUNSET HEIGHTS ADDITION
BEING A PART OF THE NE 1/4, Sec. 35,
T.14N. R.3W. of I.M. Edmond, Oklahoma.
OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the, EDMOND DEVELOPMENT COMPANY, a corporation, does hereby certify that they are the owners of and the only person, persons, firm or corporation having any right, title or interest in and to the lands described as follows, to-wit: A tract of land being a part of the N.E. 1/4, Sec. 35, T. 14 N. R. 3 W. of I.M., more fully described as follows: beginning at a point 30 feet east of west line and 16 rods north of southwest corner of the N.E. 1/4; thence east to the west side of the A.T. & S.F. R.R. right-of-way; thence northeasterly parallel with said right-of-way 53 2/25 rods; thence west 6 rods; thence northeasterly parallel with said right-of-way to the center of 6th street as laid out in plat of Buell-Hollis Addition to Edmond, Oklahoma; thence west along center of 6th street to a point 30 feet east of the west line of N.E. 1/4; thence south and parallel with west line of N.E. 1/4 to a point of beginning.

We further certify that we have caused said tract to be surveyed in blocks, lots, streets, and avenues, and have caused a plat to be made of said tract, showing accurate dimensions of lots, setback lines, rights-of-way, widths of streets and easements for utilities. We hereby designate said tract of land as SUNSET HEIGHTS ADDITION, and hereby dedicate to public use all the streets and avenues within the addition and reserve for installation and maintenance of utilities, a strip of land as notes in the annexed plat. All lands so dedicated to public use are free and clear of all incumbrances.

RESTRICTIONS

The property covered by the within plat and dedication is subject to certain restrictions and covenants contained in a separate instrument which is executed contemporaneously herewith and as a part and a parcel hereof, and which instrument will be filed for record in the office of the County Clerk of Oklahoma County, Oklahoma, with this plat and dedication.

Witness our hands this 30th day of March, 1955.

(CORPORATE SEAL)

EDMOND DEVELOPMENT COMPANY

ATTEST: ALFRED CHARLES ZEDLITZ,
Secretary.

BY: LEO THOMPSON, JR., President.

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

Before me, the undersigned, a notary Public, in and for said County and State, on this 30th day of March, 1955, personally appeared Leo Thompson, Jr., to me known to be the identical persons who signed the name of the maker thereof to the within and foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

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

(NOTARIAL SEAL)

GERTRUDE FREEMAN, Notary Public.

My commission expires 11-14-56.

Continuation of Abstract of Title to the Lands Described in the Caption Hereto:
SUNSET HEIGHTS ADDITION, PLAT, CONT'D # 2 32/77
CITY OF EDMOND COUNCIL APPROVAL

I, John Kessler, Mayor of the City of Edmond, County of Oklahoma, State of Oklahoma, hereby certify that the said City Council duly approved the annexed plat of SUNSET HEIGHTS ADDITION at a regular meeting held on this 4th day of April, 1955.

(OFFICIAL SEAL)

JOHN KESSLER, Mayor.

ATTEST: H. K. PICKETT,

COUNTY TREASURER'S CERTIFICATE

I, W. T. Bill Hale, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma, State of Oklahoma, that the tax records of said County show all taxes are paid for the year 1954 and prior years on the land shown on the annexed plat of SUNSET HEIGHTS ADDITION in Oklahoma County, Oklahoma, that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of the current years taxes.

In witness whereof, said County Treasurer, has caused this instrument to be executed at Oklahoma City, Oklahoma, on this 6th day of April, 1955.

(OFFICIAL SEAL)

W. T. BILL HALE, County Treasurer.

BY: ALBERT DRYER, Chief Deputy.

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included in the annexed plat of SUNSET HEIGHTS ADDITION, Oklahoma County, Oklahoma, is vested EDMOND DEVELOPMENT COMPANY, a corporation, and that on the 4th day of April, 1955, there are no actions pending or judgments of any nature in any court, or on file with the clerk of any court in said County and State, against said land or the owner thereof, that the taxes are paid for the year 1954 and all prior years; that no outstanding tax sales certificates are against said land, and that no tax deeds are issued to any person; and that there are no liens, mortgages or other encumbrances of any kind against the land included within said annexed plat; EXCEPT - 1. 1/2 Minerals. 2. Pipeline Easement, Book 1666, Page 136, Records of Oklahoma County, Oklahoma.

IN WITNESS WHEREOF, said Bonded Abstracter has executed this instrument at Oklahoma City, Oklahoma, on this 4th day of April, 1955.

OKLAHOMA CITY ABSTRACT COMPANY

JOE DIXON, - Owner.

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of April, 1955, personally appeared Joe Dixon, 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.

(NOTARIAL SEAL)

BEN LA FON, Notary Public.

My commission expires Sept. 7, 1958.

ENGINEER'S CERTIFICATE

I, John E. Rea, Jr., the undersigned, do hereby certify that I am a

Continuation of Abstract of Title to the Lands Described in the Caption Hereto:
SUNSET HEIGHTS ADDITION, PLAT, CONT'D # 3 32/77

Professional Engineer, and that the annexed plat of SUNSET HEIGHTS ADDN., being a subdivision of a part of the N.E. 1/4, Sec. 35, T. 14 N. R. 3 W. of I.M., consisting of one sheet, correctly represents a survey made under my supervision on the 28th day of March, 1955.

(SEAL)

JOHN E. REA, JR.
Registered Professional Engineer
State of Oklahoma No. 1540

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 28th day of March, 1958, personally appeared John E. Rea, Jr. 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.

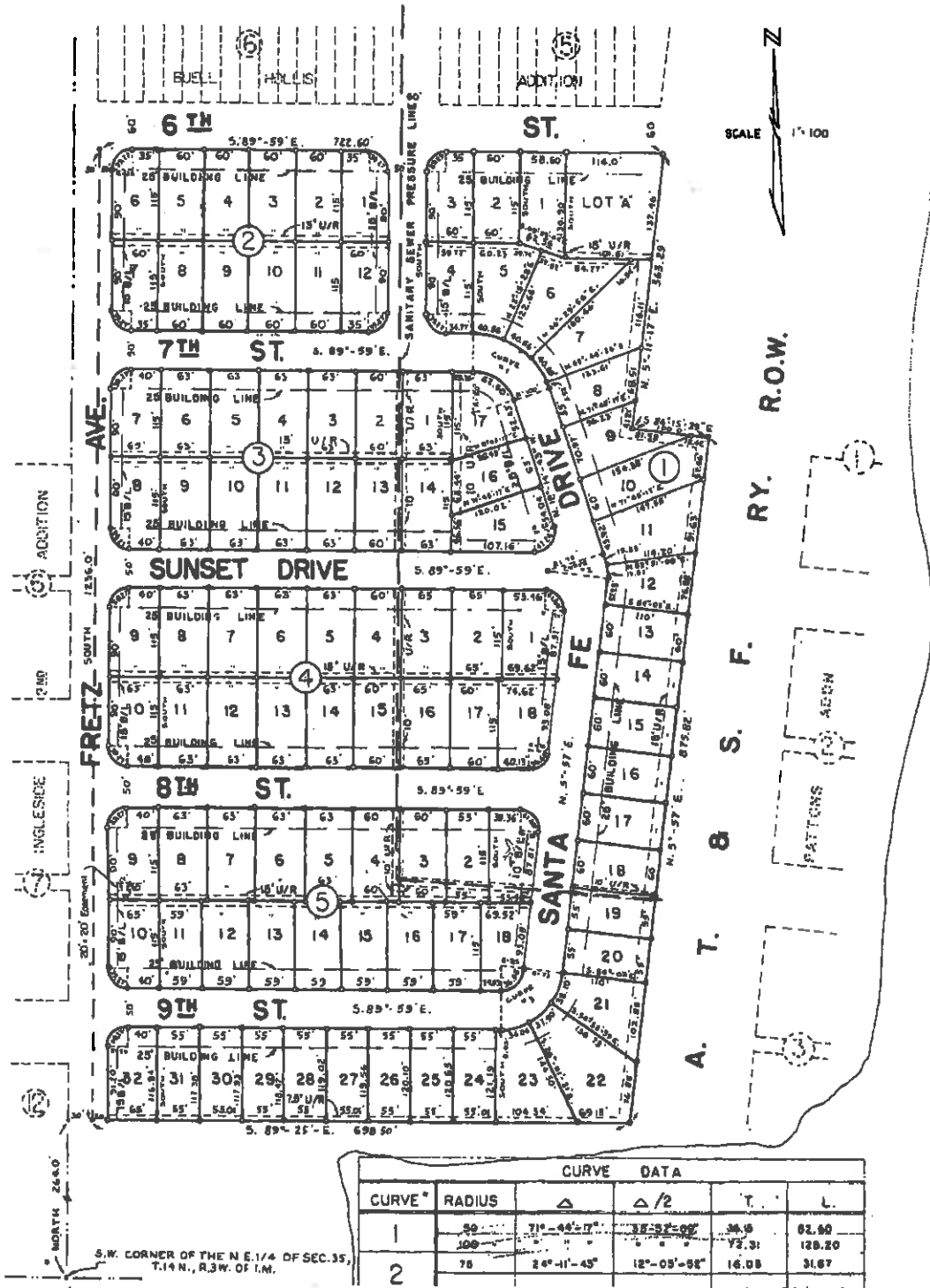
(NOTARIAL SEAL)

BEN LA FON, Notary Public.

My commission expires Sept. 7, 1958.

SUNSET HEIGHTS ADDITION

BEING A PART OF THE N.E. 1/4, SEC. 35, T. 14 N. R. 3 W. OF I.M.
EDMOND, OKLAHOMA



CURVE DATA					
CURVE #	RADIUS	Δ	Δ/2	T	L
1	50	71°-45'-17"	35°-52'-33"	36.9	62.90
	100			73.31	126.20
2	75	24°-41'-45"	12°-05'-52"	16.08	31.67

S.W. CORNER OF THE N.E. 1/4 OF SEC. 35,
T. 14 N., R. 3 W. OF I.M.

ENTRY NO. 65A