

CANADIAN COUNTY & OKLAHOMA COUNTY

Premier NW OKC & PIEDMONT DEVELOPMENT LAND AUCTION

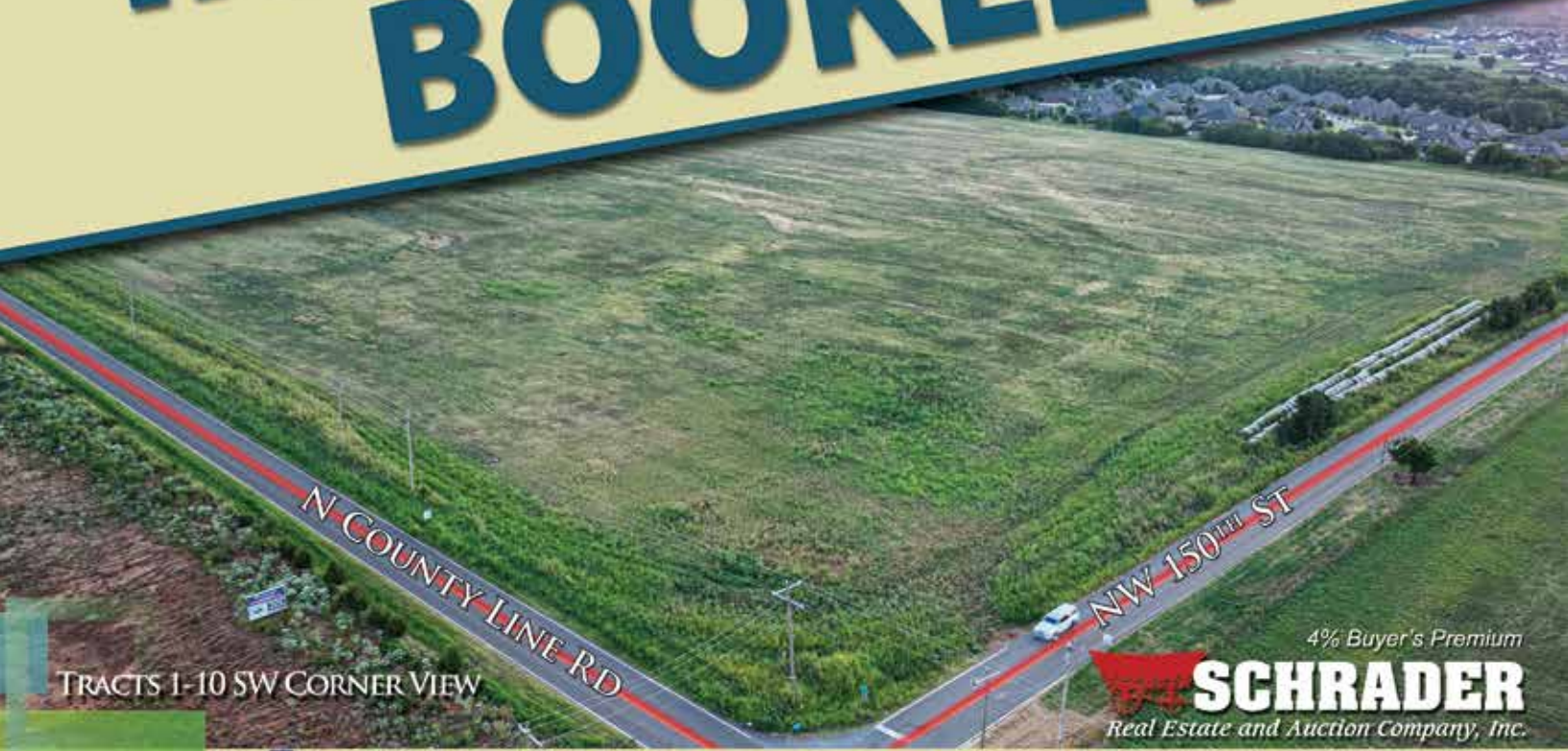
- PREMIUM DEVELOPMENT LAND
- NUMEROUS POTENTIAL BUILDING SITES
- EXCELLENT LARGE ACREAGE ESTATES
- STUNNING PONDS & VIEWS
- PIEDMONT SCHOOL DISTRICT
- EXTENSIVE ROAD FRONTAGE

237[±] Acres

OFFERED IN 23 TRACTS OR ANY COMBINATIONS OF TRACTS



INFORMATION BOOKLET



TRACTS 1-10 SW CORNER VIEW

4% Buyer's Premium

SCHRADER
Real Estate and Auction Company, Inc.

TUESDAY, MARCH 25TH AT 2PM CDT

Auction held at the Walnut Creek Center - 7840 NW 122nd Street, Oklahoma City, OK 73142

405-332-5505 | SchraderAuction.com | SchraderWellings.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Charles Brent Wellings (Branch Broker), 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc., 112774



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 23 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time (Subject to "Swing" Tract Limitations). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Special Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance

commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

CLOSING: The closing shall take place 45 days after the auction or as soon as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, all metallic minerals, if any, and all other minerals of every kind and nature on, in and under associated with the referenced Property and all rights appurtenant thereto, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property and all marketing materials. No liability for accuracy, errors, or omissions is assumed by the Seller or the Auction Company regarding all marketing materials. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAPS & ALTA SURVEYS**
- **SOIL INFORMATION
(Soils, Topography, Flood Maps)**
- **TAX/PARCEL INFORMATION**
- **PROPERTY RECORD CARDS**
- **PRELIMINARY TITLE**
- **PHOTOS**

For Information Call Sale Manager: Brent Wellings at 405-332-5505



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, MARCH 25, 2025

237± ACRES – OKLAHOMA CITY & PIEDMONT, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or brent@schraderauction.com,
no later than Tuesday, March 18, 2025.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

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: _____

Online Auction Bidder Registration
237± Acres • Oklahoma City & Piedmont, Oklahoma
Tuesday, March 25, 2025

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____
2. I have received the Real Estate Bidder’s Package for the auction being held on Tuesday, March 25, 2025 at 2:00 PM (CST).
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ _____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, March 18, 2025**. Send your deposit and return this form via email to: **auctions@schraderauction.com or brent@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

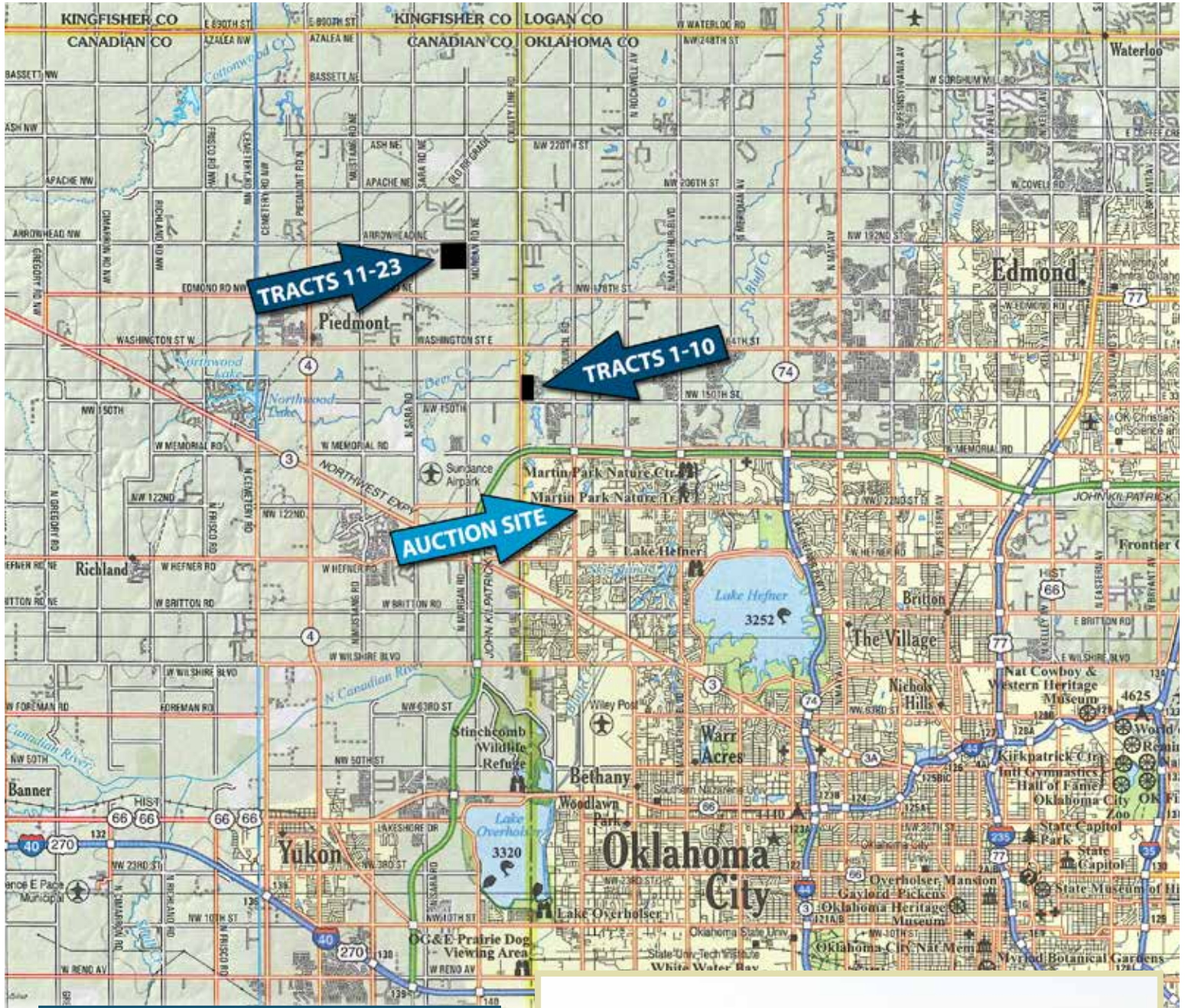
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

- **LOCATION MAP**
- **AERIAL TRACT MAPS**

LOCATION MAP



AUCTION LOCATION:

Walnut Creek Center -
7840 NW 122nd Street,
Oklahoma City, OK 73142

PROPERTY LOCATIONS:

- **Tracts 1-10:** Located at the intersection of 150th Street & N. County Line Rd.
- **Tracts 11-23:** Located at the intersection of Arrowhead NE (NW 192nd) & Morgan Rd NE.



TRACTS 9 & 10

AERIAL TRACT MAP - TRACTS 1-10

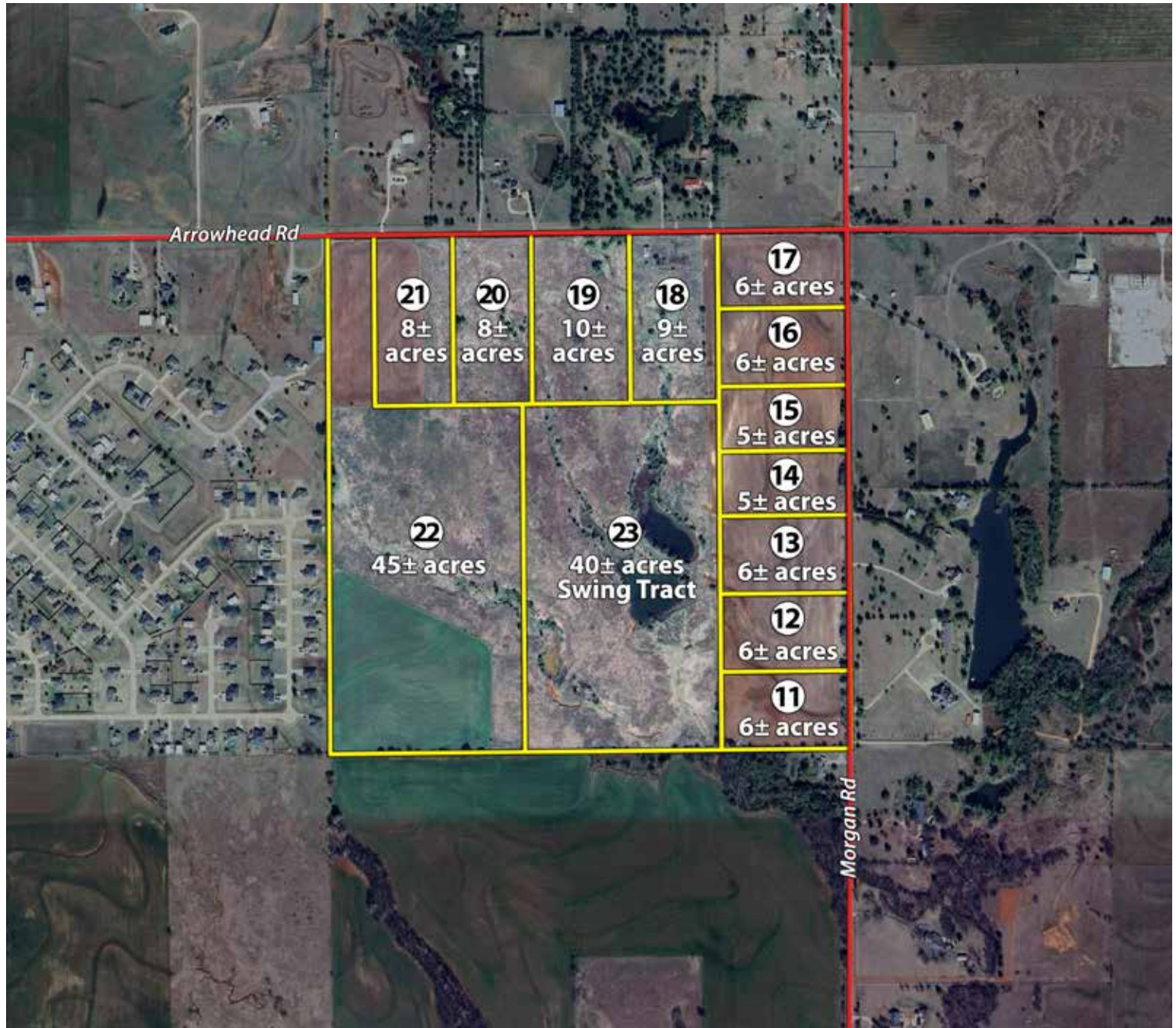


TRACT DESCRIPTIONS:

TRACTS 1-9: ALL CONSISTING OF 5± ACRE PARCELS located along NW 150th and N County Line Rd. Excellent potential building sites for the small acreage Buyer and ample possibilities for the larger acreage investor to place bids on combinations of parcels.

TRACT 10: 32± ACRES “SWING TRACT” - designed to allow Buyers to combine this parcel with any adjoining tract in order to create the ideal investment for them.

AERIAL TRACT MAP - TRACTS 11-23



TRACT DESCRIPTIONS:

TRACTS 11-17: PARCELS CONSISTING OF 5± TO 6± ACRES RESPECTIVELY, all with frontage along Morgan Road NE – excellent potential building sites with paved road frontage and level topography.

TRACT 18-21: PARCELS CONSISTING OF 8± TO 10± ACRES RESPECTIVELY, all with frontage along Arrowhead NE (192nd) – each of these parcels has an outstanding view facing to the south, take your pick of these excellent potential home-sites.

TRACT 22: 45± ACRES with access along Arrowhead NE, attractive larger acreage parcel with a balance of tillable land and open pasture.

TRACT 23: 40± ACRES “SWING TRACT” which includes 3 ponds and a stunning landscape – Buyers may bid on Tract 23 in combination with any adjoining parcel to create the ideal setting for their needs!

ALTA Survey - TRACTS 1-10

ALTA/NSPS LAND TITLE SURVEY FLYNN ESTATE LOTS 6 & 7 W/2 SW/4 SEC. 6, T. 13 N., R. 4 W., I.M. OKLAHOMA COUNTY, OKLAHOMA

SURVEYORS CERTIFICATE:

This survey is made for the benefit of:
American Abstract Company of McClain County, Inc.;
BOYD, N.A., Agent Wilson Hartsberger and SCHY, N.A., Courtney M. McWhirter;
Dobson's Elys Settlements Trust A-C and E and Improvement Types Hartsberger Trust;
SCHROEDER Reed Strick and Auction Company, Inc.

This is a certified true and correct copy of the survey on which this record was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of table A thereof. The field work was completed on October 14, 2024.

Michael Speas
MICHAEL SPEAS, L.S. #1910
Date of Plot or Map: October 18, 2024

LEGAL DESCRIPTION PER TITLE COMMITMENT:

Lot 6 (6) and Seven (7) in the West Half (W/2) of the Southwest Quarter (SW/4) of Section Six (6), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma per legal description from Title Commitment.

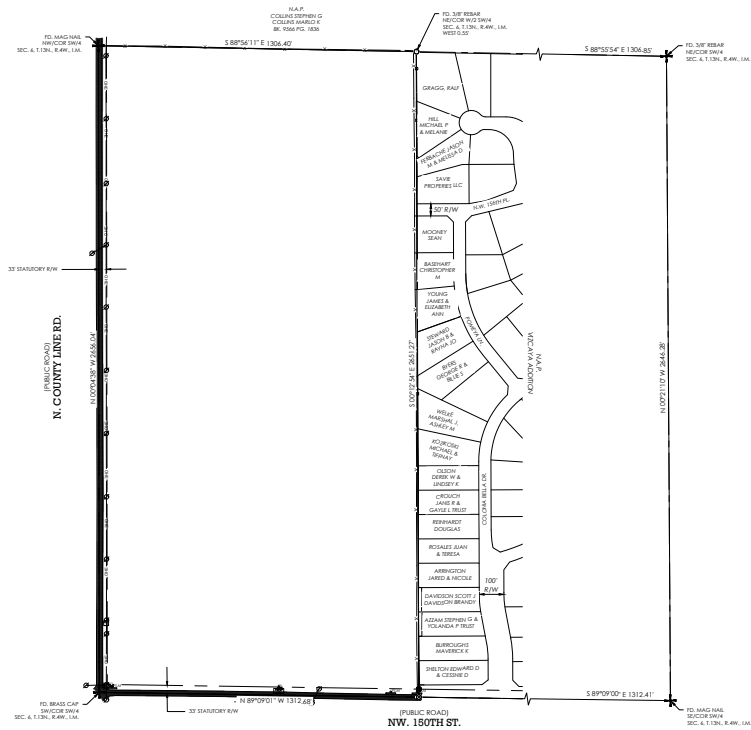
Containing 3.474236 square feet or 79.76 square inches, more or less.

GENERAL NOTES:

- The basis of bearing being North 00°04'00" West as the West line of the Southwest Quarter (SW/4) of Section Nine (9), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma per legal description from Title Commitment.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises. That there are no visible encroachments on the subject property or upon adjacent land abutting east property except as shown hereon and was made in accordance with the order of the Board of Commissioners of the State of Oklahoma.
- The property described hereon is the same as the Property described by American Abstract Company of McClain County, Inc. commitment no. 20241146-1 with an effective date of September 26, 2024 of 730 sq. ft. and that of easements, covenants and restrictions referenced in said the commitment or easement from a physical inspection of the site or otherwise known to me have been placed thereon or otherwise noted as to their effect on the subject property.
- No easements or appurtenances, including easements, are shown on the subject property.
- The subject property is located within Flood Zone X as per FEMA Map number 450903022a with an effective date of December 18, 2020.
- The subject property is located on Lots 6 & 7 in W/2 SW/4 of Section 6.



LEGEND:	
+	SECTION CORNER
○	FOUND MONUMENT AS DESCRIBED
●	SET 1/2" REBAR W/ C.A. 6858 CAP
●	SET MAG NAIL W/ C.A. 6858 TAG
○	RIGHT OF WAY MARKER
○	POWER POLE
○	LIGHT POLE
○	GUY ANCHOR
□	ELECTRIC BOX
□	ELECTRIC METER
□	ELECTRIC TRANSFORMER
□	A/C UNIT
□	ELECTRIC MANHOLE
□	GAS METER
□	GAS VALVE
□	OL/GAS WELHEAD
□	VENT PIPE
□	PIPELINE MARKER
□	TELEPHONE PEDISTAL
□	TELEPHONE MANHOLE
□	SEWER CLEAN-OUT
□	SAWTOOTH SEWER MANHOLE
□	DOWNPOUT
□	STORM DRAIN MANHOLE
□	SIGN
□	REBAR
○	IRE HYDRANT
□	IRRIGATION CONTROL VALVE
□	SHUT-OFF VALVE
□	SPRINKLER HEAD
□	WATER METER
○	WATER VALVE
○	WATER HYDRANT
○	PIPE BOLLARD
○	CLOSURELINE POST
○	BENCHMARK
○	HANDICAP PARKING
○	MALIBOX
○	MONITORING WELL
○	POTHOLE
○	SCHEDULE S-I EXCEPTION
○	BUILDING
○	DIA
○	DRAINAGE EASEMENT
○	EAST EASING
○	ELECTRIC EASEMENT
○	FOUR
○	FINISHED FLOOR
○	NORTH FENCING
○	NOT A PART
○	POINT OF BEGINNING
○	P.O.C.
○	POINT OF COMMENCEMENT
○	RADIUS
○	RIGHT OF WAY
○	SOUTH
○	UTILITY EASEMENT
○	WEST
○	MEASURED
○	RECORDED
○	CUB
○	CENTERLINE
○	SIDEWALK
○	SUBJECT PROPERTY BOUNDARY
○	PROPERTY LINE
○	BUILDING LINE
○	EASEMENT LINE
○	OVERHEAD COMMUNICATION
○	OVERHEAD ELECTRICAL
○	SANITARY SEWER
○	BARBED WIRE FENCE
○	CHAIN LINK FENCE
○	FIELD FENCE
○	GUARDRAIL
○	METAL PIPE FENCE
○	WOOD FENCE
○	STORM DRAIN PIPE
○	FIELD FENCE
○	ASPHALT
○	GRAVEL
○	SOODING
○	CONCRETE
○	BUILDING
○	SIDEWALK



TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS		
NUMBER	DESCRIPTION	AFFECT/SHOWN
9	Right of Way Contract Recorded Sinclair Prairie Oil Company recorded June 6, 1945 in Book 97, Page 548	Affects subject property being blanket over South half (S/2) of Section Six (6).
10	Organization of Conservancy District NO. 100 recorded in Book 2213, Page 228	Unable to determine with provided document for subject property.
11	Agreement for Water System recorded April 14, 1972 in Book 4034, Page 720	Blanket over Section Six (6) creating Deer Creek Water Corporation, affecting subject property.
12	Right of way Easement in favor of Deer Creek Water Corporation recorded December 18, 1972 in Book 4056, Page 446	Does not affect subject property.

ALTA Survey - TRACTS 11-23

ALTA/NSPS LAND TITLE SURVEY FLYNN ESTATE NE/4 SEC. 26, T. 14 N., R. 5 W., I.M. CANADIAN COUNTY, OKLAHOMA

SURVYORS CERTIFICATE:

This survey is made for the benefit of:

American Abstract Company of McClain County, Inc.,
BOYD, N.A., Abigail Wynn Hensberger and BOYD, N.A., Courtney M. McMiller,
Shelby B. Post Testamentsary Trust, Lane D. and Margaret T. Post Testamentsary Trust,
SCHAEFER Real Estate and Auction Company, Inc.

This is to certify that this map and plat were prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 8, 13, and 14 of Table A thereof. The field work was completed on October 18, 2024.

MICHAEL SPEAR, L.S. #1910

Date of Plat or Map: October 18, 2024

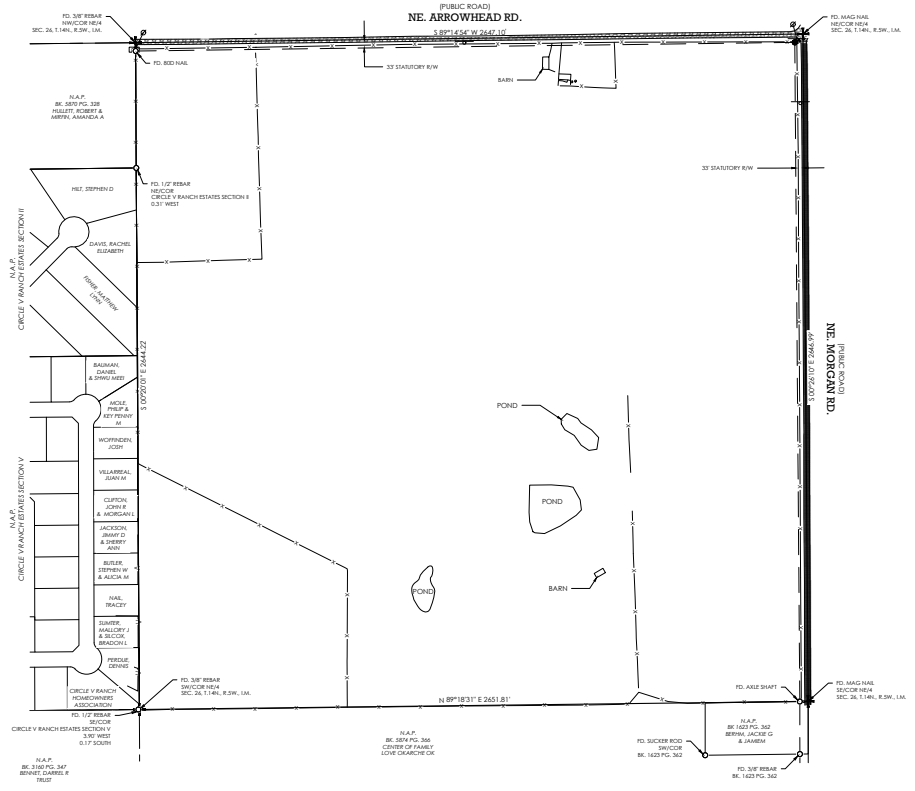
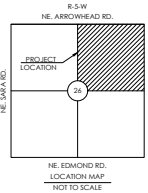
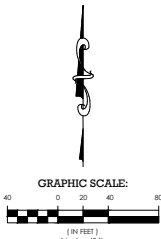
LEGAL DESCRIPTION PER TITLE COMMITMENT:

The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma
Containing 7,097.26 square feet or 160.17 acres, more or less.

GENERAL NOTES:

- The basis of bearings being South 0°00'00" East or the East line of the Northeast Quarter (NE/4) of Section Two (2), Township Eighteen (18) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma per legal description from the Commitment.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises, that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with the 2021 Minimum Standard Detail Requirements of the State of Oklahoma.
- The property described hereon is the same as the Property described by American Abstract Company of McClain County, Inc., commitment no. 202411641 with an effective date of September 18, 2024 of 7097.26 sq. ft. and that all encroachments, easements and restrictions referenced in said the commitment or approved from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject Property.
- No evidence of earthwork, building construction or building additions was observed on the subject Property.

- The subject Property is located within flood zone 1 on the FEMA Flood map number 4501001402 with an effective date of June 7, 2019.
- The Subject Property is located of NE/4 Sec. 26, T. 14 N., R. 5 W., I.M.

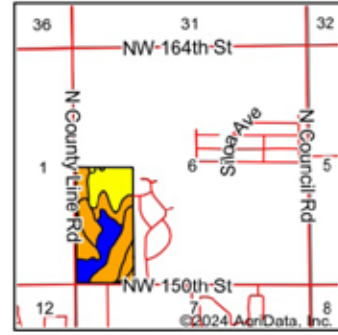
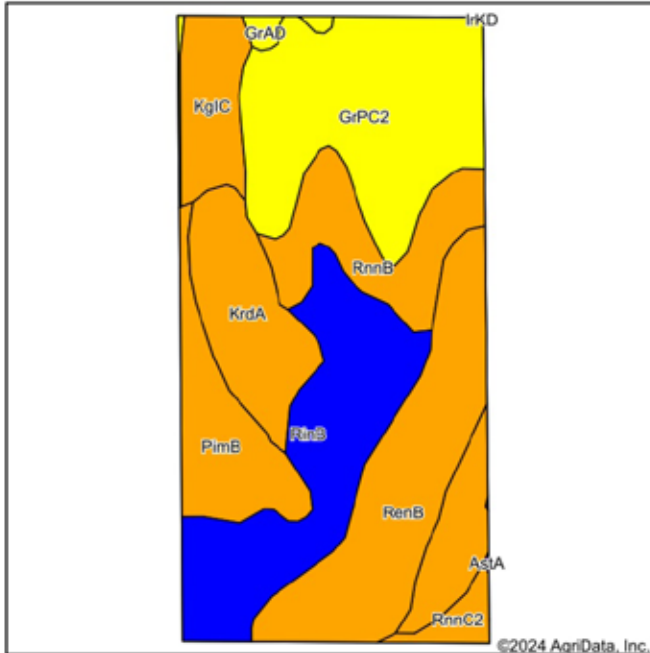


LEGEND:	
	SECTION CORNER
	FENCED MONUMENT AS DESCRIBED
	SET MAG NAIL W/ C.A. 6858 CAP
	RIGHT OF WAY MARKER
	POWER POLE
	LIGHT POLE
	GUY ANCHOR
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	A/C UNIT
	ELECTRIC MANHOLE
	GAS METER
	GAS VALVE
	OIL/GAS WELLHEAD
	VENT PIPE
	PIPELINE MARKER
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	SEWER CLEAN-OUT
	SANITARY SEWER MANHOLE
	DOWNSPOUT
	STORM DRAIN MANHOLE
	SIGN
	TREE
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	SHUT OFF VALVE
	SPRINKLER HEAD
	WATER METER
	WATER VALVE
	WATER HYDRANT
	PIPE/BOLLARD
	CLOTHESH POST
	BENCHMARK
	HANDICAP PARKING
	MAILBOX
	MONITORING WELL
	POT HOLE
	SCHEDULE B-H EXCEPTION
	BUILDING
	DIAMETER
	DRAINAGE EASEMENT
	EAST/EASTING
	ELECTRIC EASEMENT
	FOUND
	FENCED FLOOR
	NORTH/NORTHING
	NORTH/PAST
	POINT OF BEGINNING
	P.O.B.
	P.C.
	RIGHT OF WAY
	SOUTH
	UTILITY EASEMENT
	WEST
	MEASURED RECORD
	CURB
	CENTERLINE
	SIDEWALK
	SUBJECT PROPERTY BOUNDARY
	PROPERTY LINE
	BUILDING LINE
	EASEMENT LINE
	OVERHEAD COMMUNICATION
	OVERHEAD ELECTRICAL
	SANITARY SEWER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	FIELD FENCE
	GUARDRAIL
	METAL PIPE FENCE
	WOOD FENCE
	STORM DRAIN PIPE
	FIELD FENCE
	ASPHALT
	SODDING
	CONCRETE
	BUILDING
	SIDEWALK

TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS		
NUMBER	DESCRIPTION	AFFECT/SHOWN
10	Ordinance NO. 72 recorded May 21, 1972 in Book 480, Page 383	Affects subject property being blanket in nature over the Northeast Quarter (NE/4) of Section Twenty-six (26) and surrounding areas.
11	Ordinance NO. 77 recorded September 28, 1972 in Book 518, Page 468	Affects subject property being blanket in nature over the Northeast Quarter (NE/4) of Section Twenty-six (26) and surrounding areas.
12	Ordinance NO. 83 recorded June 17, 1978 in Book 571, Page 289	Does not affect subject property.

SOIL INFORMATION

SOIL MAP - TRACTS 1-10



State: Oklahoma
 County: Oklahoma
 Location: 6-13N-4W
 Township: Oklahoma City
 Acres: 75.68
 Date: 4/22/2024



Soils data provided by USDA and NRCS.

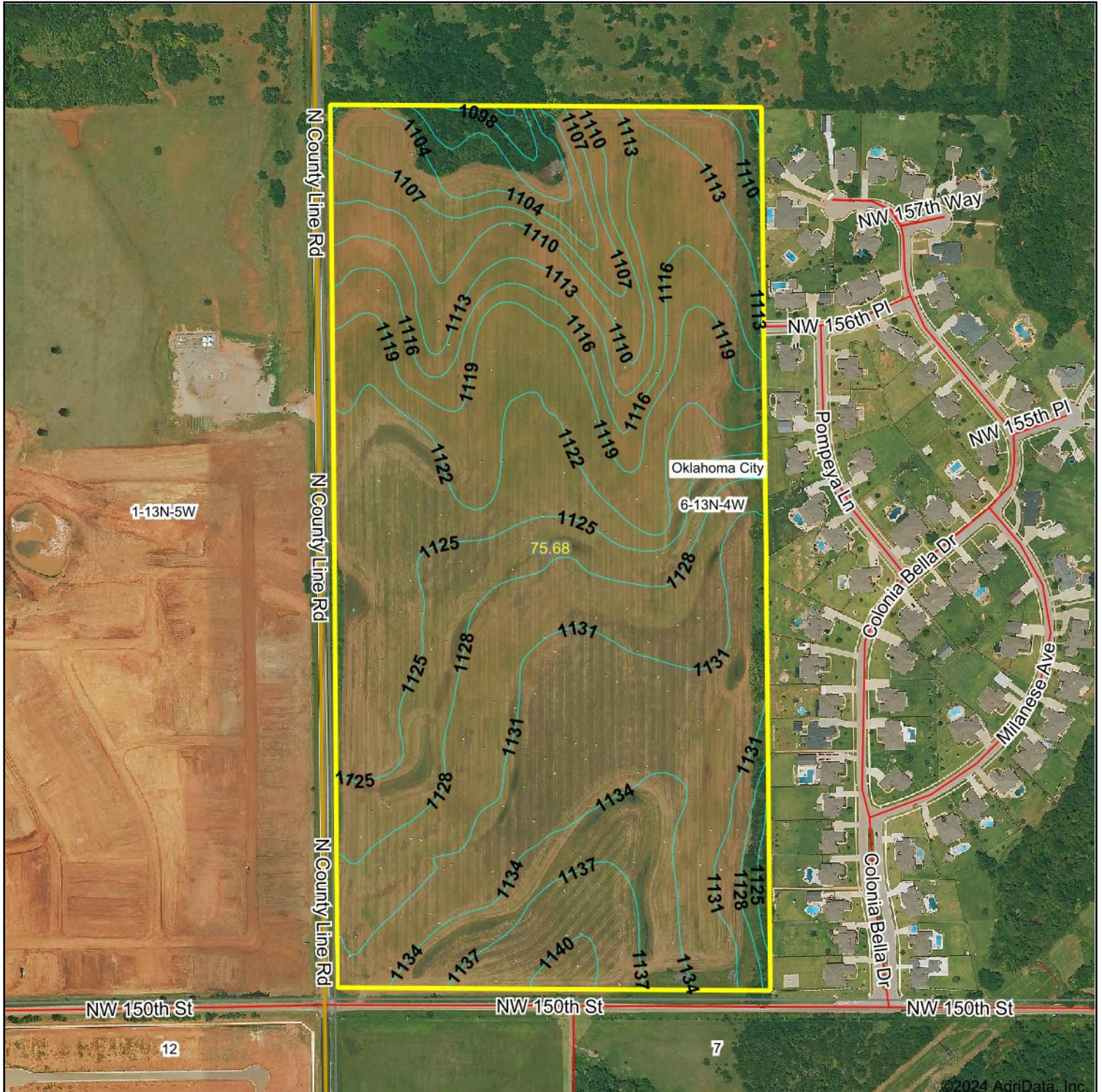
©2024 AgriData, Inc.

Area Symbol: OK109, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Sorghum hay Tons	Wheat Bu	Wheat grazeout AUM	
GrPC2	Grainola-Piedmont complex, 3 to 5 percent slopes, eroded	17.16	22.7%		IVe				1	3	4	14	2	13	2	
RinB	Renthin silt loam, 1 to 3 percent slopes	14.16	18.7%		IIIe				30	4	5	30	5	30	4	
RenB	Renfrow silt loam, 1 to 3 percent slopes	13.47	17.8%		IIIe	IIIs	30	226	31	3	1			30		
RnnB	Renthin silty clay loam, 1 to 3 percent slopes	10.84	14.1%		IIIe		36	38	36	5		41		30		
KrdA	Kirkland silt loam, 0 to 1 percent slopes	7.34	9.7%		IIIs	IIIs	2	51	35	4	5	32	5	34	4	
PimB	Piedmont silt loam, 1 to 3 percent slopes	6.44	8.5%		IIIs				28	4	5	33	5	29	4	
KglC	Kingfisher-Ironmound complex, 1 to 5 percent slopes	4.45	5.9%		IIIe		2	13	27	4	4			24	1	
RnnC2	Renthin silty clay loam, 3 to 5 percent slopes, eroded	1.28	1.7%		IIIe				23	4	5	28	3	19	3	
GrAD	Grainola-Ashport, frequently flooded, complex, 0 to 12 percent slopes	0.75	1.0%		IVe					4	4					
Weighted Average						3.85	*.	10.7	51.3	24.2	3.7	3.3	22.6	2.3	25.6	2

* - Irr Class weighted average cannot be calculated on the current soils data due to missing data.

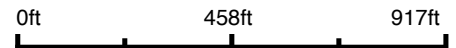
TOPO CONTOURS MAP - TRACTS 1-10



©2024 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,095.3
 Max: 1,140.5
 Range: 45.2
 Average: 1,123.7
 Standard Deviation: 9.48 ft



4/22/2024

6-13N-4W
 Oklahoma County
 Oklahoma

Boundary Center: 35° 37' 39.47, -97° 40' 18.18



FLOOD MAP - TRACTS 1-10



Map Center: 35° 37' 39.47, -97° 40' 18.18

0ft 472ft 944ft

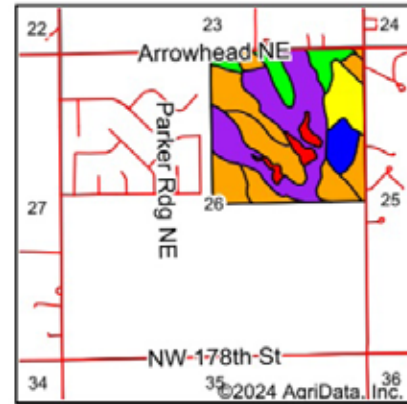
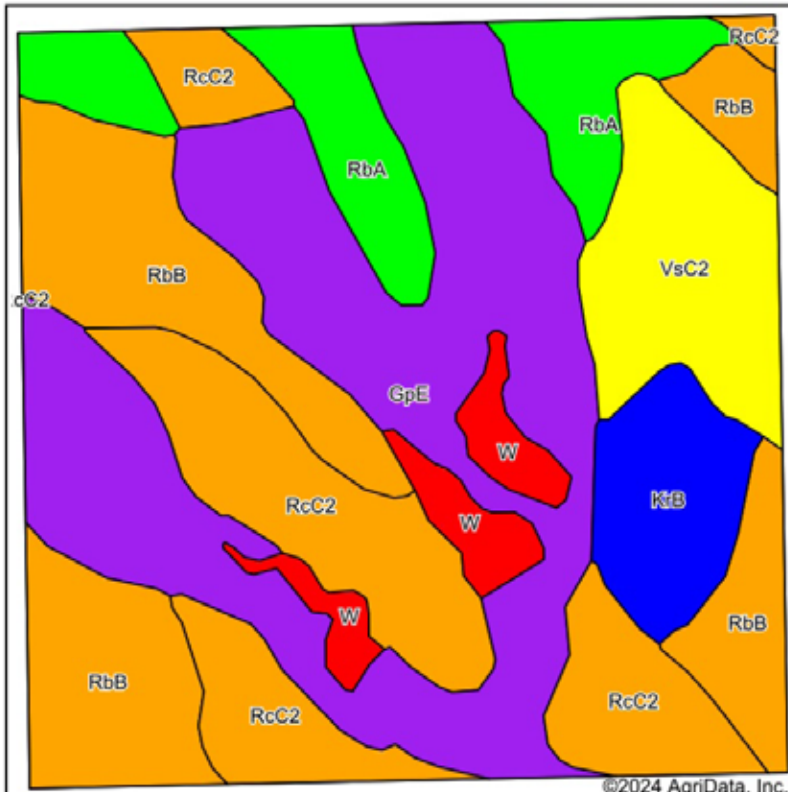
6-13N-4W
Oklahoma County
Oklahoma



4/22/2024

SOIL MAP - TRACTS 11-23

Soils Map



State: **Oklahoma**
 County: **Canadian**
 Location: **26-14N-5W**
 Township: **El Reno**
 Acres: **160.89**
 Date: **4/22/2024**



Soils data provided by USDA and NRC5.

Area Symbol: OK017, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley Bu	Caucasian bluestem AUM	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Tall wheatgrass AUM	Wheat Bu	
GpE	Grant-Port, frequently flooded, complex, 0 to 12 percent slopes	51.81	32.2%		Vle		2	3	44	30		5	5		3	22
RbB	Renfrow silt loam, 1 to 3 percent slopes	32.95	20.5%		IIle	IIIs	30		226	31		3	1			30
RcC2	Renfrow clay loam, 3 to 5 percent slopes, eroded	30.26	18.8%		IIle		20			3		3				15
RbA	Renfrow silt loam, 0 to 1 percent slopes	16.22	10.1%		Is		37		288	35		4	2			25
VsC2	Grainola soils, 3 to 5 percent slopes, eroded	14.10	8.8%		IVe		3			2		3				10
KrB	Kirkland silt loam, 1 to 3 percent slopes	8.97	5.6%		IIs	IIs	2		50	34		4	5	32		33
W	Water	6.58	4.1%		VIII											
Weighted Average					4.00	*-	14.7	1	92.3	22.2	3.7	2.1	2	1	21.3	

TOPO CONTOURS MAP - TRACTS 11-23



Source: USGS 10 meter dem

Interval(ft): 3.0

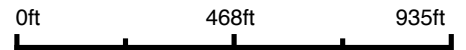
Min: 1,116.9

Max: 1,170.6

Range: 53.7

Average: 1,144.1

Standard Deviation: 10.33 ft



4/22/2024

26-14N-5W
Canadian County
Oklahoma

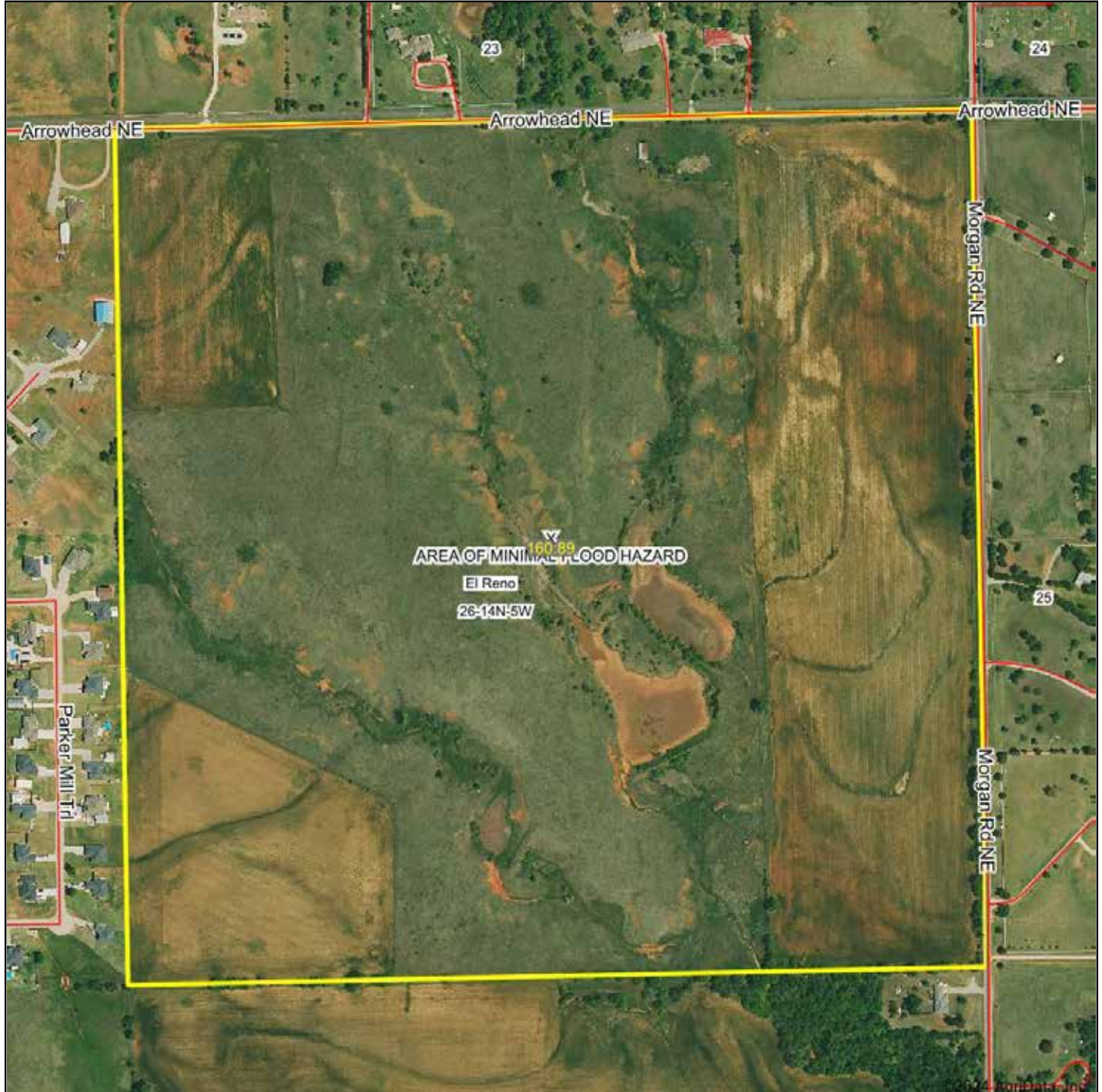
Boundary Center: 35° 39' 50.18, -97° 41' 46.71



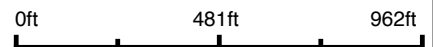
© AgriData, Inc. 2023 www.AgriDataInc.com

©2024 AgriData, Inc.

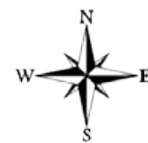
FLOOD MAP - TRACTS 11-23



Map Center: 35° 39' 50.18, -97° 41' 46.71



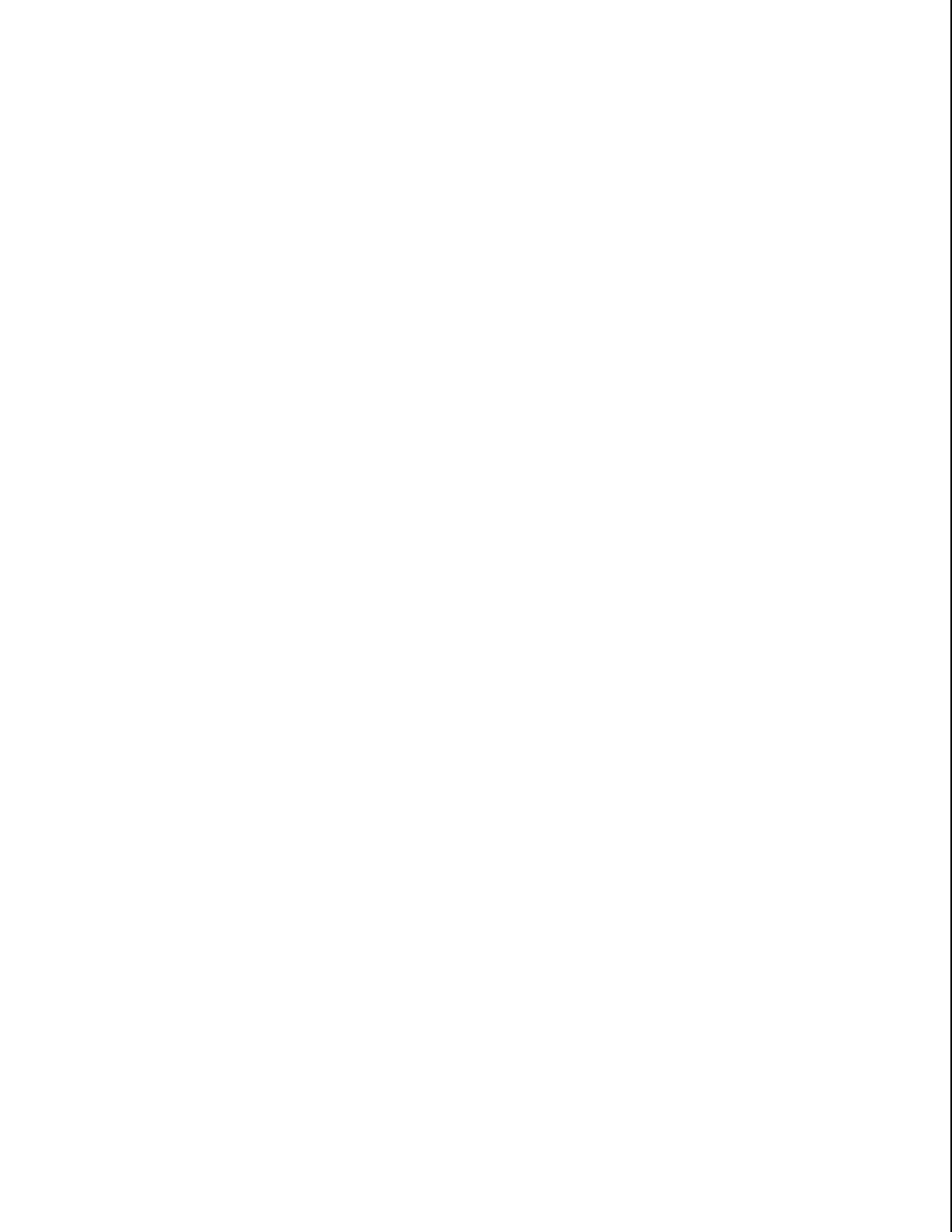
26-14N-5W
Canadian County
Oklahoma



4/22/2024

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Flood related information provided by FEMA



TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION

Tracts 1-10

Oklahoma County Tax System		1/23/2025 11:05:30 PM	
Acct No: 168680355	Tax Year: 2024	Tax Type: REAL ESTATE	
Tax Dist: 322	Fire Dist:	TIF Dist:	Pay Group:
Lot: 000	Block: 000	Addn: SPRING CREEK TOWNSHIP	
Legal Description: PT SW4 SEC 6 13N 4W GOVT LOTS 6 & 7 IN W 1/2 SW4 CONT 79.24ACRS MORE OR LESS			
Click here to review the current physical address recorded in the County Assessor's Office.			
Click here to review how these taxes are apportioned.			
MCWALTER COURTNEY C/O BOKF RSP PO BOX 24124 OKLAHOMA CITY, OK 73124	Assessed Value:		2,532
	Exempt Amount:		0
	Net Value:		2,532
	Rate/\$1000:		116.62
	TAX AMOUNT:		295.28
	Net Payments:		295.28
Payments P 1219244320016 12/19/2024 \$295.28	Tax Balance:		0.00
	Costs:		0.00
	Interest:		0.00
	TOTAL AMOUNT DUE IF PAID IMMEDIATELY:		\$0.00
Refunds	Sales/Endorsement Information		
	Tax Roll Correction Information		

TAX/PARCEL INFORMATION

Tracts 11-23

Tax Roll Inquiry

Canadian County Treasurer



Jay K. Arnold, Treasurer
201 N. Choctaw Avenue El Reno, OK 73036
Phone: 405-295-6330
Fax: 0--
E-Mail: canadiancountytreasurer@yahoo.com



Owner Name and Address

FLYNN,MARGARET T TESTAMENTARY TRST ETAL
BOKF,NA TRUSTEE
%REAL PROPERTY SERVICES
499 W SHERIDAN AVE STE 2600
OKLAHOMA CITY OK 73102-0000

Taxroll Information

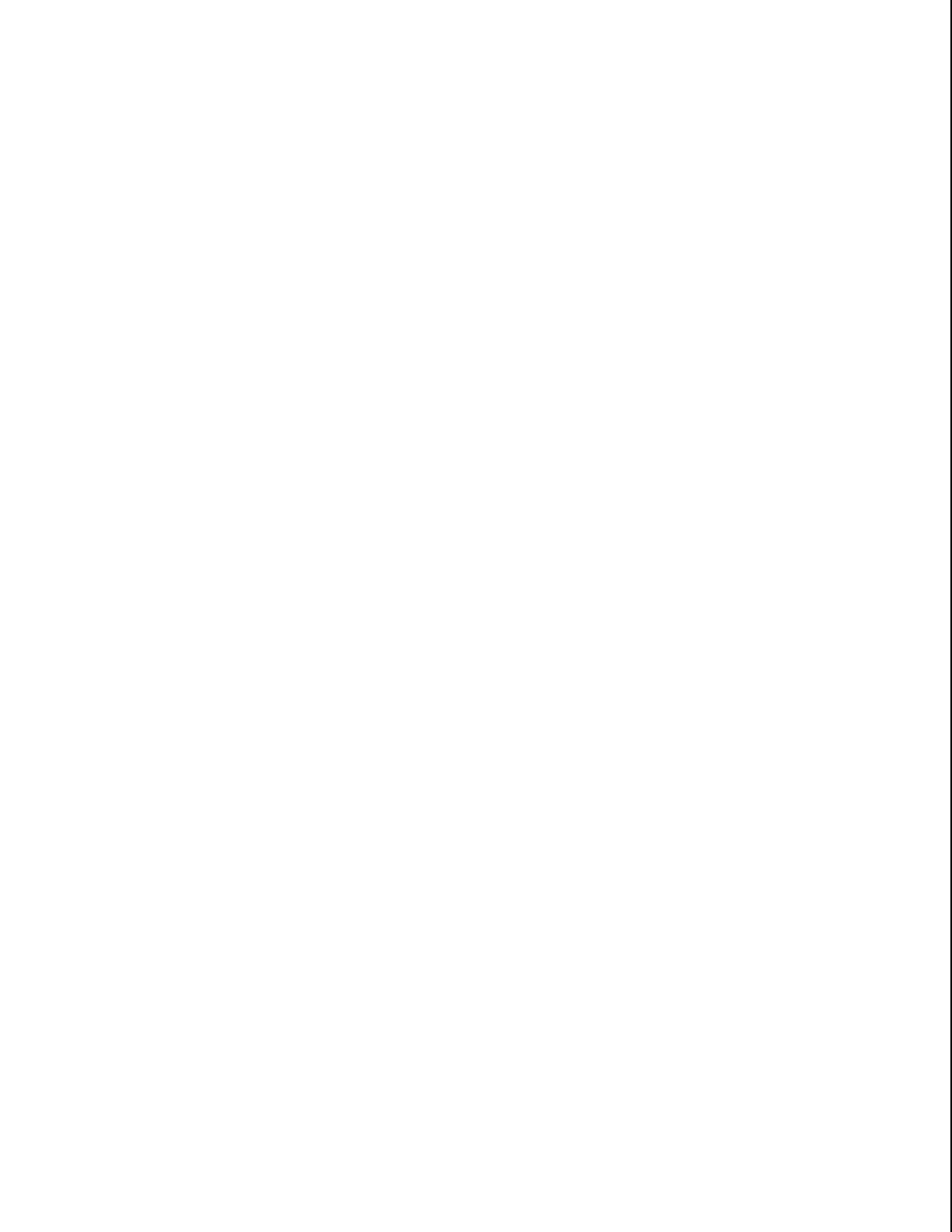
Tax Year : 2024
Property ID : 151261-000000-000001
Location :
School District : 22R6 I-PIEDMONT/RURAL/V6
Type of Tax : Real Estate Mills : 108.53
Tax ID : 36870

Legal Description and Other Information:

T14N R05W S26 NE4 A#1 - BEING ALL NE4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3183	Base Tax	345.00
Improvements	0	Penalty	0.00
Net Assessed	3183	Fees	0.00
		Payments	345.00
		Total Paid	345.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/19/2024	21877	Other	Taxes	345.00	Lockbox 12/19/2024



PROPERTY RECORD CARDS

PROPERTY RECORD CARDS

Tracts 1-10

[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
------	------------	------------	------------	------------

Real Property Display - Screen Produced 1/23/2025 11:07:22 PM

Account: R168680355	Type: Agricultural		Location:	0 UNKNOWN
Building Name/Occupant:			<input type="button" value="Map Parcel"/>	UNINCORPORATED
Owner Name 1:	MCWALTER COURTNEY		Parcel PIN#:	3823-16-868-0355
Owner Name 2:			1/4 section #:	3823
Owner Name 3:	C/O BOKF RSP		Parent Acct:	
Billing Address:	499 W SHERIDAN AVE, Unit 2500		Tax District:	<input type="button" value="TXD 322"/>
City, State, Zip	OKLAHOMA CITY , OK 73102		School System:	Piedmont #22
Country: <i>(If noted)</i>			Land Size:	79.2400 Acres
<input type="button" value="Personal Property"/>	Land Value: 23,027		<input type="button" value="Treasurer:"/>	<input type="button" value="Click to View Taxes"/>
Section 6-T13N-R4W Qtr SW	SPRING CREEK TOWNSHIP Block 000 Lot 000		<input type="button" value="Subdivision Sales"/>	

Full Legal Description: SPRING CREEK TOWNSHIP 000 000 PT SW4 SEC 6 13N 4W GOVT LOTS 6 & 7 IN W 1/2 SW4 CONT 79.24ACRS MORE OR LESS

No comparable sales report available.

		No comparable sales returned.
--	--	-------------------------------

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2024	23,027	23,027	2,532	0	2,532	116.62	\$295	\$0
2023	23,027	23,027	2,532	0	2,532	114.24	\$289	\$0
2022	23,027	23,027	2,532	0	2,532	115.33	\$292	\$0
2021	23,027	23,027	2,532	0	2,532	119.08	\$302	\$0
2020	23,027	23,027	2,532	0	2,532	121.45	\$308	\$0

-- -- > >| [1/6]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R168680355	2009	Capped Ag 3%	0

Property Deed Transaction History ([Recorded in the County Clerk's Office](#))

Date	Type	Book	Page	Price	Grantor	Grantee
2/28/2007	> Other	10449	231	0	BANK OF OKLAHOMA TRUSTEE STREETER B FLYNN TRUST	MCWALTER COURTNEY
2/28/2007	> Other	10449	235	0	BANK OF OKLAHOMA NA HORNBERGER ADELAIDE WILSON	MCWALTER COURTNEY
3/5/1999	> Historical	7535	759	0	FIRST NATL BANK & TRUST CO TRS	BANK OF OKLAHOMA NA
11/1/1984	> Historical	5256	1513	0		FIRST NATL BANK & TRUST CO TRS

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
------	------	--------------	----------------------	----------------	-----------	--------------

No Notice of Value N.O.V. records returned.

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
--------	----------	-------------	--------	-------------	-----------------------	--------

No Building Permit records returned.

Click button on building number to access detailed information:

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
--------	----------------------	------------------	------------	------	-----------

No building records returned.

PROPERTY RECORD CARDS

Tracts 11-23



Canadian County Oklahoma Assessor's Office

Canadian County Oklahoma Assessor's Office

151261-000000-000001

FLYNN,MARGARET T TESTAMENTARY TRST
ETAL
%REAL PROPERTY SERVICES
499 W SHERIDAN AVE STE 2600
OKLAHOMA CITY OK 73102-

Total Market Value
\$26,528

KEY INFORMATION

Account	090036870	Land Size	160.00 Acres
Class	RURAL AGRICULTURAL	School District	JI-22 R
Millage Rate	108.53	2024 Taxes	\$345
Homestead	\$0	Neighborhood	200020
Quarter	1	Section	26
Township	14	Range	5
Legal Description	T14N R05W S26 NE4 A#1 - BEING ALL NE4		

ASSESSMENT DETAILS

Land Value	\$26,528
Improvement Value	\$0
Manufactured Home Value	\$0
Market Value	\$26,528
Taxable Value	\$26,528
Gross Assessed Value	\$3,183
Exemptions	\$0
Net Assessed Value	\$3,183

BUILDING DETAILS

RESIDENTIAL BUILDING (1)

Type	-	Total Sq Ft	-
Style	-	Quality	-
Condition	-	Year Built	-
Exterior Walls	-	Roof Cover	-
Bedrooms	-	Bathrooms	-
HVAC	-	Half Baths	0
GarageType	-		
Total Improvement Value	\$0		

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	CONTRIBUTOR
No items to display			

YARD ITEMS

PROPERTY RECORD CARDS

Tracts 11-23

DESCRIPTION	DIMENSIONS	TOTAL UNITS	YEAR BUILT	CONTRIBUTORY VALUE
No items to display				

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
11/14/2023	\$0	5767	400	QCD	HORNBERGER,ADELAIDE WILSON
02/28/2007	\$0	3314	988	QCD	BANK OF OKLA NA TRUSTEE~ETAL
02/28/2007	\$0	3315	6	QCD	BANK OF OKLA TRUSTEE~STREETER
02/28/2007	\$0	3328	401	TRQCD	BANK OF OKLA NA TRUSTEE
03/10/1999	\$0	2249	471	TR	NATIONSBANK NA
03/04/1999	\$0	2249	467	TR	NATIONSBANK NA
02/11/1999	\$0	2231	796	TR	BOATMEN'S 1ST NATL BK OK ETAL#
01/12/1994	\$0	1852	772	FA	FLYNN,MARGARET T
12/21/1993	\$0	1852	815	TR	FLYNN,STREETER B JR ETAL#

LAND

SOIL CODE	DESCRIPTION	USE CODE	LPI	ACRES	AG USE VALUE
GPE	GRANT-PORT COMPLEX, 0-12%	CLT LND	26.0	2.22	\$317
GPE	GRANT-PORT COMPLEX, 0-12%	NTV PST	26.0	54.19	\$3,804
KRB	KIRKLAND SILT LOAM, 1-3%	CLT LND	57.0	8.87	\$2,776
KRB	KIRKLAND SILT LOAM, 1-3%	NTV PST	57.0	0.07	\$11
RBA	RENFROW SILT LOAM, 0-1% S	CLT LND	66.0	7.50	\$2,718
RBA	RENFROW SILT LOAM, 0-1% S	NTV PST	66.0	8.72	\$1,554
RBB	RENFROW SILT LOAM, 1-3%	CLT LND	57.0	24.63	\$7,707
RBB	RENFROW SILT LOAM, 1-3%	NTV PST	57.0	8.11	\$1,248
RCC2	RENFROW CLAY LOAM, 2-5% S	CLT LND	39.0	9.01	\$1,929
RCC2	RENFROW CLAY LOAM, 2-5% S	NTV PST	39.0	22.66	\$2,386
VSC2	VERNON SOILS, 3-5% SLOPES	CLT LND	27.0	14.02	\$2,078



PROPERTY RECORD CARDS

Tracts 11-23



Parcel #: 090036870

Data last updated: 01/23/2025



**PRELIMINARY
TITLE**

PRELIMINARY TITLE

Tracts 1-10



Commitment for Title Insurance

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: American Abstract Company of McClain County, Inc.
Issuing Office: 138 W. Main St, Purcell, OK 73080
Issuing Office's ALTA® Registry ID: 0002360
Loan ID No.:
Commitment No.: 20241166-1
Issuing Office File No.: 20241166
Property Address: Lots 6 & 7 in W½ SW¼ 6-13N-4W, OK

SCHEDULE A

1. Commitment Date: September 26, 2024 at 07:30 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/2021)
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021)
Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, 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: (Identify each estate or interest covered, i.e., fee, leasehold, etc.)

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

62.9% to BOKF, N.A., Trustee of the Margaret T. Flynn Testamentary Trust;
18.55% to Adelaide Wilson Hornberger and BOKF, N.A., as Trustees of the Adelaide Wilson Hornberger Revocable Trust dated August 15, 1990;
18.55% to Courtney M. McWalter, Trustee of the Courtney M. McWalter Trust Established June 15, 2006, by a Stipulation of Ownership and Quitclaim Correction Conveyance Agreement recorded December 4, 2023 in Book 15619, page 1803 and Memorandum of Trusts recorded December 4, 2023 in Book 15619, page 1788.
5. The Land is described as follows:

Lots Six (6) and Seven (7) in the West Half (W/2) of the Southwest Quarter (SW/4) of Section Six (6), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 1-10

SCHEDULE A

(Continued)

Gayle Helton

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 1-10



Commitment for Title Insurance

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. Lien Affidavit and Indemnity executed by seller(s), mortgagor(s) and/or contractor (if any) stating that all bills are paid for labor and/or materials which might form the basis for a materialman's or mechanic's lien. Or in the case of a non-builder seller, obtain a Seller's affidavit stating that there does not exist any outstanding court judgments, contracts, or liens, which may affect subject property.
5. Satisfactory Affidavit of Possession executed by the seller(s) or mortgagor(s) as may be appropriate.
6. Satisfactory proof of identity must be furnished with regard to the parties executing all documents required hereunder. This may be in the form of an Affidavit of Identity executed by the Notary Public before whom the document is executed. Additionally, a copy of the document(s) (driver's license, passport, etc.) relied upon by the Notary Public for identification of such parties must be furnished.
7. 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 BOKF, N.A., Trustee of the Margaret T. Flynn Testamentary Trust AND Adelaide Wilson Hornberger and BOKF, N.A., as Trustees of the Adelaide Wilson Hornberger Revocable Trust dated August 15, 1990 AND Courtney M. McWalter, Trustee of the Courtney M. McWalter Trust Established June 15, 2006 to Purchaser with contractual obligations under a Real Estate agreement.
 - b. Mortgage from Purchaser with contractual obligations under a Real Estate agreement to Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, securing the principal amount of \$0.00.
8. In the event the proposed insured requires deletion of the general survey exception set forth in Schedule B - Part II, we must be provided with a satisfactory survey of the subject premises.
9. Execute, deliver and record an affidavit that complies with 60 Okla. Stat. § 121.
10. Obtain a Final Report for issuance of title policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 1-10

SCHEDULE B, PART I

(Continued)

11. 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.
12. 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.
13. 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.
14. The subject property appears to be unencumbered by a mortgage. You should inquire with the owner as to the possibility of any unrecorded or mis-indexed mortgage securing the property and return the results of the inquiry for review and possible further requirements.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 1-10



Commitment for Title Insurance

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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Fees, taxes and assessments made by any taxing authority for the year 2024, which are not yet ascertainable, due or payable, and all subsequent years.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including, but not limited to, ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation or otherwise; and (b) any rights, privileges, immunities, rights of way and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. Any adverse matters which would be disclosed by a judgment search on the within named insured.
6. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
7. Rights or claims of parties in possession or entitled to possession of the Land, or portions thereof, whose rights are not evidenced by documents recorded in the Public Records.
8. 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. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
9. Right of Way Contract recorded Sinclair Prairie Oil Company recorded June 6, 1945 in Book 97, page 548.
10. Organization of Conservancy District NO. 11 recorded in Book 2213, page 228.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 1-10

SCHEDULE B, PART II

(Continued)

11. Agreement for Water System recorded April 14, 1972 in Book 4034, page 720.
12. Right of Way Easement in favor of Deer Creek Water Corporation recorded December 18, 1972 in Book 4056, page 446.
13. Section line road easement created under Title 43 USC Section 1095 and any rights therein granted to others by the Board of County Commissioners of the county in which the Land is located or by the city in which the Land is located.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 11-23



Commitment for Title Insurance

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: American Abstract Company of McClain County, Inc.
Issuing Office: 138 W. Main St, Purcell, OK 73080
Issuing Office's ALTA® Registry ID: 0002360
Loan ID No.:
Commitment No.: 20241165-1
Issuing Office File No.: 20241165
Property Address: NE¼ 26-14N-5W, OK

SCHEDULE A

1. Commitment Date: September 16, 2024 at 07:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/2021)
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement
Proposed Amount of Insurance: \$130,000.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021)
Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: \$130,000.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: (Identify each estate or interest covered, i.e., fee, leasehold, etc.)

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

62.9% to BOKF, N.A., Trustee of the Margaret T. Flynn Testamentary Trust;
18.55% to Adelaide Wilson Hornberger and BOKF, N.A., as Trustees of the Adelaide Wilson Hornberger Revocable Trust dated August 15, 1990;
18.55% to Courtney M. McWalter, Trustee of the Courtney M. McWalter Trust Established June 15, 2006, by a Stipulation of Ownership and Quitclaim Correction Conveyance Agreement recorded December 5, 2023 in Book 5767, page 400 and Memorandum of Trusts recorded December 5, 2023 in Book 5767, page 385.
5. The Land is described as follows:

The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 11-23

SCHEDULE A

(Continued)

Gayle Helton

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 11-23



Commitment for Title Insurance

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. Lien Affidavit and Indemnity executed by seller(s), mortgagor(s) and/or contractor (if any) stating that all bills are paid for labor and/or materials which might form the basis for a materialman's or mechanic's lien. Or in the case of a non-builder seller, obtain a Seller's affidavit stating that there does not exist any outstanding court judgments, contracts, or liens, which may affect subject property.
5. Satisfactory Affidavit of Possession executed by the seller(s) or mortgagor(s) as may be appropriate.
6. Satisfactory proof of identity must be furnished with regard to the parties executing all documents required hereunder. This may be in the form of an Affidavit of Identity executed by the Notary Public before whom the document is executed. Additionally, a copy of the document(s) (driver's license, passport, etc.) relied upon by the Notary Public for identification of such parties must be furnished.
7. 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 Streeter B. Flynn Testamentary Trusts A and B and Margaret T. Flynn Testamentary Trust to Purchaser with contractual obligations under a Real Estate agreement.
 - b. Mortgage from Purchaser with contractual obligations under a Real Estate agreement to Lender with contractual obligations under a loan agreement with the Proposed Insured identified at item 2a above, securing the principal amount of \$130,000.00.
8. In the event the proposed insured requires deletion of the general survey exception set forth in Schedule B - Part II, we must be provided with a satisfactory survey of the subject premises.
9. Execute, deliver and record an affidavit that complies with 60 Okla. Stat. § 121.
10. Obtain a Final Report for issuance of title policy.
11. 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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 11-23

SCHEDULE B, PART I

(Continued)

12. 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.
13. 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.
14. The subject property appears to be unencumbered by a mortgage. You should inquire with the owner as to the possibility of any unrecorded or mis-indexed mortgage securing the property and return the results of the inquiry for review and possible further requirements.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 11-23



Commitment for Title Insurance

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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Fees, taxes and assessments made by any taxing authority for the year 2024, which are not yet ascertainable, due or payable, and all subsequent years.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including, but not limited to, ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation or otherwise; and (b) any rights, privileges, immunities, rights of way and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. Any adverse matters which would be disclosed by a judgment search on the within named insured.
6. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
7. Rights or claims of parties in possession or entitled to possession of the Land, or portions thereof, whose rights are not evidenced by documents recorded in the Public Records.
8. 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. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
9. Section line road easement created under Title 43 USC Section 1095 and any rights therein granted to others by the Board of County Commissioners of the county in which the Land is located or by the city in which the Land is located.
10. Ordinance NO. 72 recorded May 21, 1972 in Book 480, page 383.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

Tracts 11-23

SCHEDULE B, PART II

(Continued)

11. Ordinance NO. 77 recorded September 28, 1972 in Book 518, page 468.
12. Ordinance No. 83 recorded June 17, 1978 in Book 571, page 289.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Eagle Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PHOTOS

PHOTOS



TRACTS 1-10 SW CORNER



TRACTS 1-10 - NW CORNER

PHOTOS



PHOTOS



TRACTS 1-10 - SE CORNER

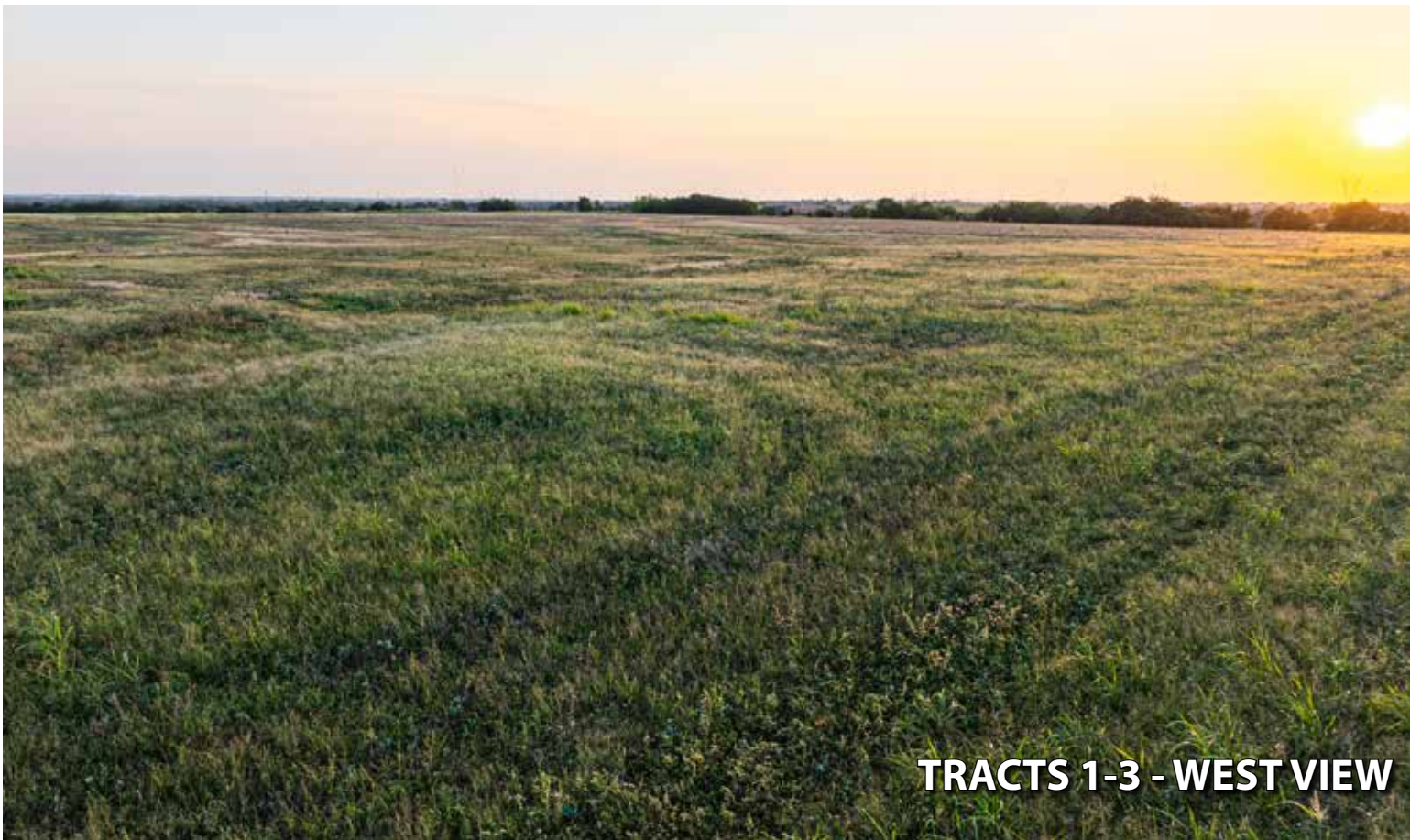


TRACTS 1-10 - SOUTH VIEW

PHOTOS



TRACTS 1-3 - EAST VIEW



TRACTS 1-3 - WEST VIEW

PHOTOS



TRACT 1 - INTERSECTION



TRACT 1

PHOTOS



TRACT 1



TRACT 2

PHOTOS



PHOTOS



TRACT 4



TRACT 5

PHOTOS



PHOTOS



TRACT 8



TRACTS 9 & 10

PHOTOS



PHOTOS



TRACT 10 - SOUTH VIEW



TRACTS 11-23 - SE CORNER VIEW

PHOTOS



TRACTS 11-23 - NE CORNER VIEW



TRACTS 11-23 - NW CORNER VIEW

PHOTOS



PHOTOS



TRACTS 11-17 - SE CORNER VIEW



TRACT 11

PHOTOS



PHOTOS



TRACT 14



TRACT 15

PHOTOS



PHOTOS



TRACT 17



TRACT 18

PHOTOS



PHOTOS



TRACT 20



TRACT 20

PHOTOS



TRACT 21



TRACT 22 - NW VIEW

PHOTOS



TRACT 22 - SW CORNER



TRACT 23 - PONDS

PHOTOS



TRACT 23 - PONDS



SCHRADER REAL ESTATE & AUCTION CO., INC.
CORPORATE: 950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709 • SchraderAuction.com

