

Cover page for:

Preliminary Title Insurance Schedules (with copies of recorded exceptions)

Preliminary title insurance schedules prepared by:

American Abstract Company of McClain County, Inc.

(File Number: 20190935)

Auction Tract 2

In Norman, Oklahoma (Cleveland County)

For auction conducted on August 29, 2019 by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

**BOKE, N.A., dba Bank of Oklahoma, as Personal Representative of the
Estate of Hugh Ellis Ledbetter, Jr., aka Hugh E. Ledbetter, Dec'd**

American Security Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: American Abstract Company
Issuing Office: 138 West Main, Purcell, OK 73080
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 20190935
Issuing Office File Number: 20190935
Property Address: , , OK

SCHEDULE A

1. Commitment Date: August 7, 2019 at 07:30 AM.
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
Proposed Insured: To Be Determined
Proposed Policy Amount:
 - (b) ALTA Loan Policy (06/17/06)
Proposed Insured: A natural person or legal entity to be determined, its successors and/or assigns as their respective interests may appear.
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
1/2 interest into Hugh E. Ledbetter, by virtue of a Deed filed April 13, 2004 in Book 3806 at Page 403.
1/2 interest BOKF, N.A. dba Bank of Oklahoma, Personal Representative of the Estate of Hugh Ellis Ledbetter, Jr. a/k/a Hugh E. Ledbetter, Deceased, by virtue of a Warranty Deed filed February 15, 2019 in Book 5891 at Page 18.
5. The Land is described as follows:
The South Half (S½) of Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), in Block Eighty-three (83), of the ORIGINAL TOWN OF NORMAN, Cleveland County, Oklahoma, according to the recorded plat thereof.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by American Security 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; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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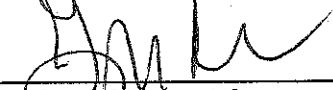
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SCHEDULE A
(Continued)

Date: August 15, 2019

American Abstract Company

By: 

American Abstract Company of McClain County,
Inc., Leona Gayle Helton #85561

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American Security Title Insurance Company

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. from BOKF, N.A. dba Bank of Oklahoma, Personal Representative of the Estate of Hugh Ellis Ledbetter, Jr. a/k/a Hugh E. Ledbetter, Deceased. to To Be Determined
 - b. Mortgage from To Be Determined to A natural person or legal entity to be determined, securing the principal amount of \$
5. 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.
6. Provide a satisfactory survey (or exception will remain), of the subject premises made in accordance with Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys (the Survey Standards) including, but not limited to, Items 8, 9, 10, 11 and 13 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. Obtain certification as to any unmatured special assessments and if any are found, have them paid in full. If certification is not obtained, an exception will be taken on policy.
8. Obtain final abstracting for issuance of title policy.
9. Final policy cannot be issued, unless abstract certificate date is no more than 180 days from the recording date of the instruments to be insured, or abstract must be extended to date, resulting in additional charges, before the final policy can be issued.
10. Obtain a Uniform Commercial Code search as to BOKF, N.A. dba Bank of Oklahoma, Personal Representative of the Estate of Hugh Ellis Ledbetter, Jr. a/k/a Hugh E. Ledbetter, Deceased 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 TO BE DETERMINED in Cleveland County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.

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SCHEDULE B
(Continued)

12. Submit for examination a valid Order from a Court of competent jurisdiction determining the disposition of the subject lands and further Requirements will be made as necessary.
13. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, discrepancies or conflicts in boundary lines, shortage in area, or other matters which would be disclosed by an accurate and complete survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Real Estate taxes for 2019 and subsequent years, amount of which is not ascertainable, due or payable.
7. 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.
8. Any regulation or use limitation imposed by the municipality.

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SCHEDULE B
(Continued)

9. Water rights, claims or title to water, whether or not shown by the public records.
10. Rules and Regulations for the Central Oklahoma Master Conservancy District filed December 8, 1985 in Book 1897 at Page 303 and Refiled December 13, 1985 in Book 1899 at Page 29.
11. Roadway and utility easements as shown on the Plat of City of Norman.

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AMERICAN
LAND TITLE
ASSOCIATION



Easements

#10

47323

BOX 1897 PAGE 303

The attached is a true and correct copy of Rules and Regulations for the Central Oklahoma Master Conservancy District adopted by the Board of Directors of said district on March 3, 1982 pursuant to and in accordance with the provisions of the Administrative Procedures Act, Title 75 Oklahoma Statutes, Sections 301 et seq., as amended June 3, 1985.

Richard Strouhal
RICHARD STROUHAL, President

ATTEST:

George Cheek, Jr.
GEORGE CHEEK, JR., Secretary

STATE OF OKLAHOMA
CLERK OF DISTRICT COURT
NORTH DISTRICT
131 ETC - C PM 10 25
BIRMINGHAM, ALA.
COMM CLERK

Return to: English, Patton & Rice, 1210 E. Main Suite 200, Norman, OK 73069

1897/303

1897M2 304

RULES AND REGULATIONS FOR THE
CENTRAL OKLAHOMA MASTER CONSERVANCY DISTRICT
ADOPTED MARCH 3, 1982

Pursuant to powers vested in the boards of directors of master conservancy districts by Title 82 Oklahoma Statutes, Sections 541, 541.1, 542, 545 and 671 and the order of incorporation of the Central Oklahoma Master Conservancy District entered by the District Court of Cleveland County on September 10, 1959, the following rules and regulations for the area within the facing side of the ridge line in the sections described on the attached Appendix I are hereby adopted.

1. There shall be no discharge of waste into the Little River or its watershed. Waste includes any substance, treated or untreated, which would adversely affect the quality of water or its fitness as a drinking water supply, and any substance containing any discharge from the bodies of human beings or animals or any contaminating chemicals.

2. All waste treatment systems in the Little River watershed shall be constructed and operated in accordance with applicable state laws and rules and regulations promulgated by the appropriate state agencies, including the Oklahoma Corporation Commission, the Oklahoma Water Resources Board, the Oklahoma State Department of Health, Oklahoma Agriculture Department and Oklahoma Wildlife Department.

3. All buildings or structures which utilize or are required by state law or agency rule to utilize waste disposal systems shall be located on a site which contains at

least one acre.

4. Persons discharging waste into the Little River watershed pursuant to and in accordance with permits issued by a state agency prior to the adoption of these rules may continue to operate under the terms of said permits but they shall not be allowed to expand or increase their discharges after the adoption of these rules.

5. No person shall alter land for the purpose of development or changing land use, including preparation for building or erection of a structure and construction of temporary or permanent roadways, in a manner which allows a loss of soil greater than the number of tons per acre recommended by Cleveland County Conservation District's Soil Survey Interpretations and all amendments thereto. All soil erosion control techniques and devices shall conform to the specifications of the Cleveland County Conservation District's Best Management Practices and all amendments thereto. Plans for all such control techniques and devices shall be approved in writing by the Cleveland County Conservation District.

6. All exploration and production of minerals shall comply with Corporation Commission rules concerning drilling and disposal of waste, including Corporation Commission Order No. 90123.

7. All users of temporary camps and temporary recreational areas shall provide pit privies or chemical toilets which comply with State Health Department regulations. Temporary camps and recreational areas means any area to be used by less than twenty (20) persons for less than ten (10) days.

8. All rules and written statements of policy, final orders, decisions and opinions of the COMCD shall be available for public inspection at the main office of the COMCD, Route 4, Box 275, Norman, Oklahoma, 73071.

9. These rules and regulations shall be enforced through the district courts of the State of Oklahoma.

MSM 1897/MSK 306
Amended June 5, 1985

Appendix I

All or part of the following sections drain into the Lake Thunderbird Basin:

Section	Township	Range
5 and 7	8 N	1 E
1 through 30	8 N	1 W
1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 23, 24, 25, and 26	8 N 8 N	2 W 2 W
1, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 22, 30, 31, and 32	9 N 9 N	1 E 1 E
1 through 36	9 N	1 W
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 34, 35, and 36	9 N 9 N 9 N 9 N	2 W 2 W 2 W 2 W
1, 2, 3, 4, 10, 11, 12, 13, 14, 15 and 24	9 N 9 N	3 W 3 W
5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, and 34	10 N 10 N 10 N	1 E 1 E 1 E
1 through 36	10 N	1 W
1 through 36	10 N	2 W
1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35, and 36	10 N 10 N 10 N	3 W 3 W 3 W
18, 19, 30, 31, and 32	11 N	1 E
7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36	11 N 11 N 11 N 11 N	1 W 1 W 1 W 1 W
23, 24, 25, 26, 27, 31, 32, 33, 34, 35, and 36	11 N 11 N	2 W 2 W
34, 35, 36	11 N	3 W

\$10

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Richard Strouhal
RICHARD STROUHAL, President

George Chubb
GEORGE CHUBB, JR., Secretary

RECEIVED
1985 DEC 13 PM 4:13
CLERK OF DISTRICT COURT
OKLAHOMA COUNTY

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS

On this 4th day of December, 1985, before me the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared Richard Strouhal to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as president of the Central Oklahoma Master Conservancy District and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Subscribed and sworn to before me and given under my hand and seal the day and year last above written.

Notary Public

NOTARY PUBLIC
Commission Expires:
11/19/86

RECEIVED
1985 DEC 13 PM 4:13
CLERK OF DISTRICT COURT
OKLAHOMA COUNTY

1894/29

1899 30

RULES AND REGULATIONS FOR THE
CENTRAL OKLAHOMA MASTER CONSERVANCY DISTRICT
ADOPTED MARCH 3, 1982

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6. All exploration and production of minerals shall comply with Corporation Commission rules concerning drilling and disposal of waste, including Corporation Commission Order No. 90121.

7. All users of temporary camps and temporary recreational areas shall provide pit privies or chemical toilets which comply with State Health Department regulations. Temporary camps and recreational areas means any area to be used by less than twenty (20) persons for less than ten (10) days.

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1899 ME 32
Amended June 5, 1985

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6 and 7	8 N	1 E
1 through 30	8 N	1 W
1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 22, 24, 25, and 26	8 N 8 N	2 W 2 W
3, 4, 5, 6, 7, 8, 9, 10, 15, 17, 18, 19, 20, 21, 29, 30, 31, and 32	9 N 9 N	1 E 1 E
1 through 36	9 N	1 W
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 34, 35, and 36	9 N 9 N 9 N 9 N	2 W 2 W 2 W 2 W
1, 2, 3, 4, 10, 11, 12, 13, 14, 15 and 24	9 N 9 N	3 W 3 W
5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, and 34	10 N 10 N 10 N	1 E 1 E 1 E
1 through 36	10 N	1 W
1 through 36	10 N	2 W
1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35, and 36	10 N 10 N 10 N	3 W 3 W 3 W
13, 19, 30, 31, and 32	11 N	1 E
7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36	11 N 11 N 11 N 11 N	1 W 1 W 1 W 1 W
23, 24, 25, 26, 27, 31, 32, 33, 34, 35, and 36	11 N 11 N	2 W 2 W
34, 35, 36	11 N	3 W

#11

