

*Cover page for:*

# **Easements**

*Including:*

- **Utility Easement granted to United States Postal Service recorded on July 2, 1976 in Book 346, Pages 828-829**
- **Assignment of Easement recorded on July 2, 1976 in Book 346, Pages 830-831**
- **Road easement granted to State of Oklahoma recorded on December 5, 1938 in Book 124, Page 464**
- **Road easement granted to State of Oklahoma recorded on January 8, 1946 in Book 165, Pages 586-587**
- **Easement for Drainage granted to The City of Grove recorded on October 27, 2006 in Book 1741, Pages 614-615**
- **Easement for Drainage granted to The City of Grove recorded on October 27, 2006 in Book 1741, Page 616**
- **Easement for Drainage granted to The City of Grove recorded on July 24, 2007 in Book 1780, Pages 273-274**

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## **Auction Tracts 1 - 13 (Delaware County, Oklahoma)**

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*For February 25, 2020 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Arvest Bank, as Trustee of the William A. Myers Revocable Trust**

P.O. Drawer 239  
Dallas, Tex 75221

828

EASEMENT

STATE OF OKLAHOMA

BOOK 346 PAGE 828

COUNTY OF DELAWARE

INDENTURE, made the 2nd day of July, 1976, between  
M. C. Buzzard and Marshall Nash, Grantors and the United States Postal Service,  
Grantee.

WHEREAS, the Grantors are the owners of a parcel of land located in the  
SW $\frac{1}{4}$  of Government Lot 2, which consists of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  and the N $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , all  
in Section 5, Township 24 North, Range 24 East of the Indian Base and Meri-  
dian in Delaware County, Oklahoma;

WHEREAS, the Grantors have agreed, in consideration of the sum of  
FIVE THOUSAND DOLLARS (\$5,000.00) the receipt whereof is hereby acknowledged,  
to grant to the Grantee a utility easement to provide water and natural gas  
to Grantee's facility; and the Grantors do by these presents grant, bargain,  
sell, convey and confirm unto the Grantee and its successors and assigns an  
easement for the stated purposes consisting of a strip of land twenty (20)  
feet in width, being ten (10) feet on either side of a centerline as gener-  
ally described by Exhibit A attached hereto and hereby made a part of this  
Easement.

The above and foregoing premises are hereby conveyed to the Grantee  
for the purpose of construction, maintaining and operating thereon and  
thereover water and natural gas lines and for the purpose of doing any and  
all matters and things that are legal and lawful and that may be necessary  
or desirable in connection with the erection, maintenance, construction or  
operation of said lines.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day  
and year first above written.

M. C. Buzzard  
M. C. BUZZARD

Marshall Nash  
MARSHALL NASH

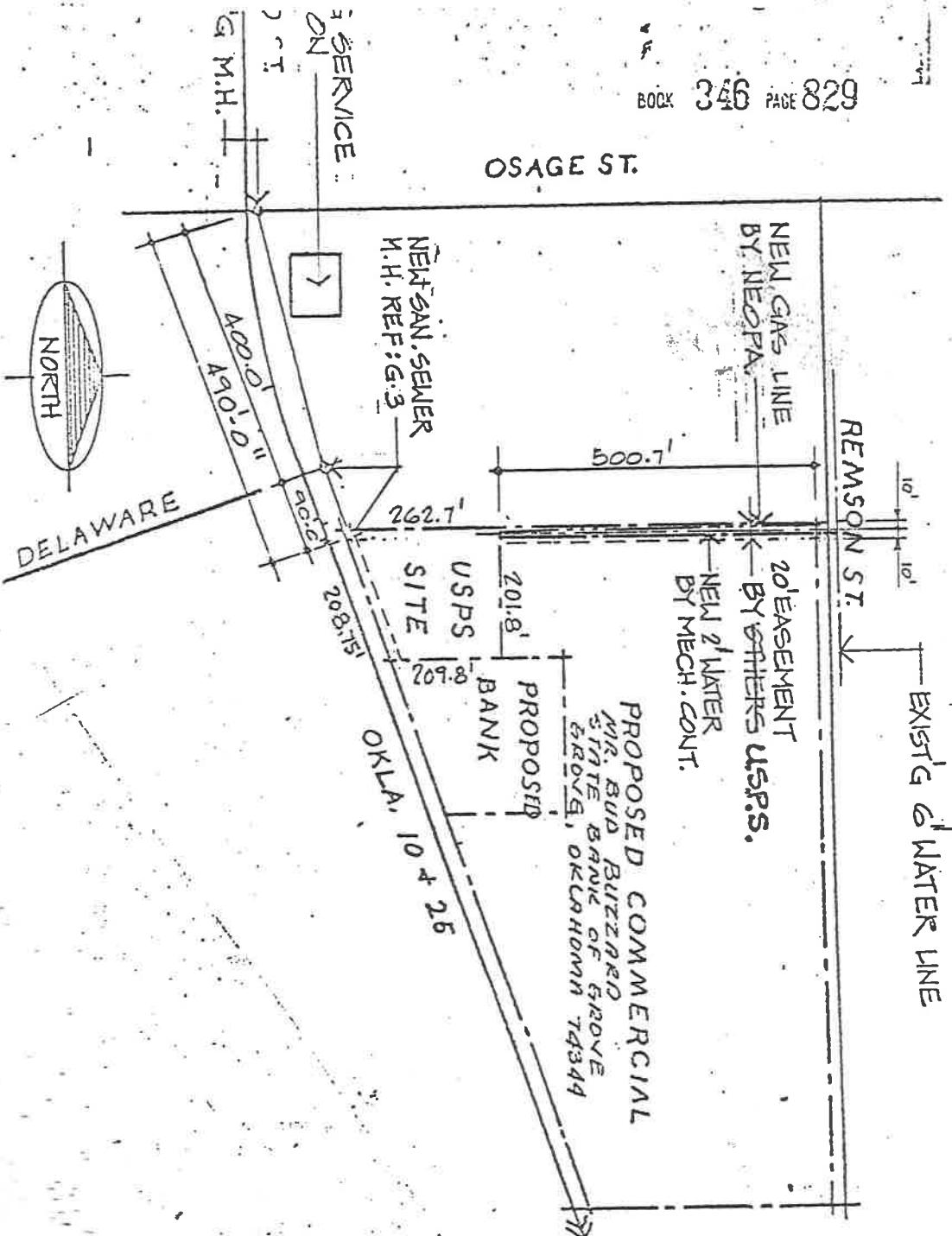
STATE OF OKLAHOMA )  
COUNTY OF DELAWARE ) SS

Before me, a notary public in and for said County and State, on this 2nd  
day of July, 1976, personally appeared M. C. Buzzard and Marshall Nash,  
to me known to be the identical persons who subscribed their names to the  
foregoing instrument and acknowledged to me that they executed the same as  
their free and voluntary act and deed, and for the uses and purposes therein  
set forth.

Theresa P. Mallow  
Notary Public



STATE OF OKLAHOMA )  
DELAWARE COUNTY )  
I hereby certify that this instrument  
was filed for Record this day  
JUL 2 1976  
BOOK 346 PAGE 828-829  
Said Grantors, County Clerk  
By George Allen  
County Clerk



P.O. Orange 239

Dallas, Tex 75221

ASSIGNMENT OF EASEMENT

BOOK 846 PAGE 830

For value received, the UNITED STATES POSTAL SERVICE hereby assigns and transfers to the GROVE MUNICIPAL SERVICES AUTHORITY, Grove, Oklahoma, the Easement granted the UNITED STATES POSTAL SERVICE by M. C. BUZZARD and MARSHALL NASH, dated 2nd day of July, 1976, and being a strip of land 20 feet in width, being 10 feet on either side of a centerline as generally described by Exhibit A attached hereto and hereby made a part of this Assignment, and is located over a parcel of land situated in the S $\frac{1}{2}$  of Government Lot 2, which consists of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  and the NE $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , all in Section 5, Township 24 North, Range 24 East of the Indian Base and Meridian in Delaware County, Oklahoma.

IN WITNESS WHEREOF the UNITED STATES POSTAL SERVICE has caused these presents to be executed in its name by the General Manager, Real Estate Division, Real Estate and Buildings Department, Headquarters, Southern Region, United States Postal Service, Memphis, Tennessee 38166, whose signature is affixed below this 29th day of June 1976.

UNITED STATES POSTAL SERVICE

By:

Dave W. Dogan  
Dave W. Dogan  
General Manager  
Real Estate Division  
Real Estate and Buildings Department

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF SHELBY

I, He Pee Olson, a notary public in and for said county in said state, certify that DAVE W. DOGAN, whose name as General Manager, Real Estate Division, Real Estate and Buildings Department, Headquarters, Southern Region, United States Postal Service, Memphis, Tennessee 38166, said United States Postal Service being an independent establishment of the Executive Branch of the Government of the United States, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he, as such officer and will full authority, executed the same voluntarily for and as the act of said establishment.

Given under my hand this 29th day of June, 1976.

He Pee Olson  
Notary Public

Commission expires:

April 12, 1979

STATE OF OKLAHOMA

DELAWARE COUNTY

I hereby certify that this instrument was filed for record this day

JUL 2 1978

BOOK 346

PAGE 830-831

By George Allen

#4595

2:22 pm.

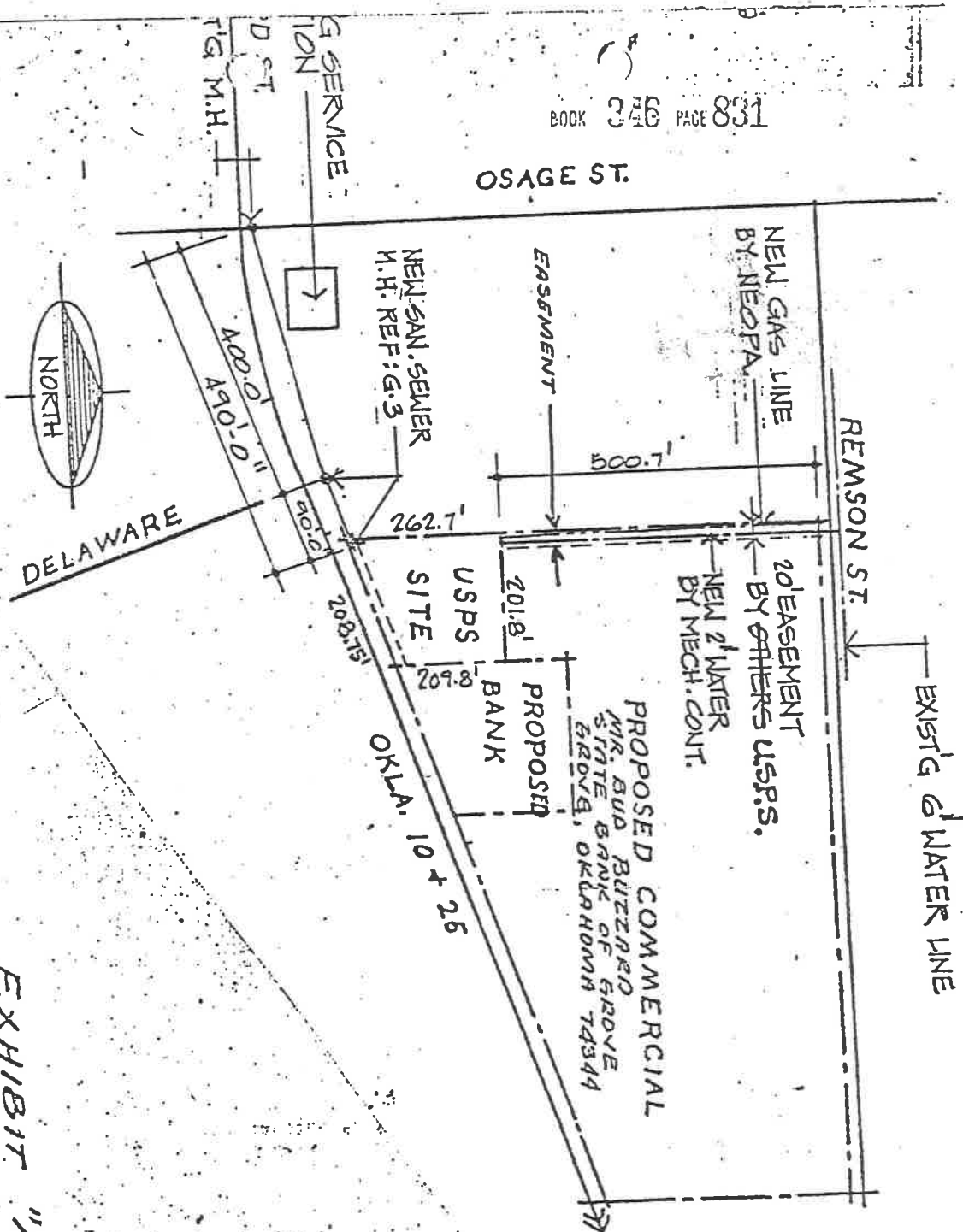


EXHIBIT "A"  
GROVE, OK - MRD.

Easement.

W. I. Parrott and Leota M. Parrott, his wife.

State of Oklahoma.

Aug. 15, 1938.

Dec. 5, 1938, 2:30 P. M.

Book 124, page 464.

\$750.00 and other good, valuable and sufficient consideration.

GBSC

A strip, piece or parcel of land lying in part of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  and N $\frac{1}{2}$  NE $\frac{1}{4}$  of Sec. 5, Twp. 24 N, Rge. 24 E, in Delaware County, Oklahoma, Said Parcel of land being described by the Base line of the survey for Oklahoma State Maintenance No. as follows: Said parcel of land beginning 100 feet in width, 50 feet on either side of said base line, at a point on the West line of said NE $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , approximately 1517 feet South of the North line of said Sec. 5, Station 208+45 of said survey, thence Northeasterly on a curve to the left having a radius of 2864.9 feet a distance of 137.4 feet, thence N 70 deg. 48' E. a distance of 329.6 feet; thence said parcel of land being 150 feet in width, 50 feet on the right and 100 feet on the left side of said Base line, continuing N 70 deg. 48' E. a distance of 1631.3 feet to a point on the East line of said N $\frac{1}{2}$  NE $\frac{1}{4}$ , 823.2 feet South of the NE corner of said Sec. 5, Station 229+43.3 of said survey. Containing 6.70 acres, more or less.

W. I. Parrott  
Leota M. Parrott

STATE OF OKLAHOMA, COUNTY OF TULSA...SS

Before me, the undersigned, Notary Public in and for the State and County aforesaid, on this 15th day of August, 1938, personally appeared W. I. Parrott and Leota M. Parrott, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My comm. expires  
July 27, 1940

(Seal)

A. L. Blakey, Notary Public

Basement

M. D. Spohn and Rosa D. Spohn, his wife,

State of Okla.

Dec. 15, 1945

Jan. 8, 1946 at 2:00 P.M.

Book 165, pages 586-7

\$275.00 and other good, valuable and sufficient consideration

GESC a perpetual easement across, over and under

A strip, piece or parcel of land lying in the NE $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  and the N $\frac{1}{2}$  NE $\frac{1}{4}$  of Sec. 5, Twp. 24 N. Rge. 24 E., Said parcel of land being described my metes and bounds as follows:

Beginning at a point on the W. line of said NE $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  a distance of 123 ft. S. of the NW cor. of said NE $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , thence continuing S. along said W. line a distance of 130 ft; thence Northeasterly on a curve to the left having a radius of 2924.9 ft. a distance of 158 ft. thence N. 70 deg. 48' E. a distance of 307.6 ft. thence N. 19 deg. 12' W. a distance of 10 ft; thence N. 70 deg. 48' E. a distance of 100 ft; thence S. 19 deg. 12' E. a distance of 10 ft; thence N. 70 deg. 48' E. a distance of 1632.4 ft. to a point on the E. line of said N $\frac{1}{2}$  NE $\frac{1}{4}$  a distance of 886.5 ft. S. of the NE cor. of said N $\frac{1}{2}$  NE $\frac{1}{4}$  thence N. along said E. line a distance of 169.4 ft. thence S. 70 deg. 48' W. a distance of 1666.1 ft. thence S. 19 deg. 12' E. a distance of 40 ft. thence S. 70 deg. 48' W. a distance of 329.4 ft. thence Southwesterly on a curve to the right, having a radius of 2804.9 ft. a distance of 114 ft. to point of beginning, containing 2.49 acres, more or less, of new right-of-way, the remaining area included in the above description being right-of-way occupied by the present highway.

Except Federal Land Bank

M. D. Spohn

Rosa D. Spohn

STATE OF OKLAHOMA ) SS  
DELAWARE COUNTY )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, on this 15th day of Dec., 1945, personally appeared M. D. Spohn and Rosa D. Spohn, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

(SEAL)

My comm. exp. May 1, 1948

R. E. Guthrie, Notary Public

State of Oklahoma,  
County of Delaware  
Before me, the undersigned Notary Public in and for the State and county aforesaid, on this 15th day of December 1943, personally appeared M. D. Spain and Rosa D. Spain his wife

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and seal the day and year last above written.

*[Signature]*  
Notary Public

My commission expires 1st day of May 1944

State of Oklahoma,  
County of \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said county and state aforesaid, on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, personally appeared \_\_\_\_\_ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its \_\_\_\_\_ 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 such corporation, for the uses and purposes therein set forth.

Corporation Acknowledgment

Notary Public.

My commission expires \_\_\_\_\_

State of Oklahoma,  
County of \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said county and state aforesaid, on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me known to be the identical person who executed the within and foregoing instrument by \_\_\_\_\_ mark, in my presence and in the presence of \_\_\_\_\_ and \_\_\_\_\_ as witnesses, and acknowledged to me that \_\_\_\_\_ executed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein set forth.  
Witnesses: \_\_\_\_\_

Acknowledgment by Mark

Notary Public.

My Commission expires \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

<b>EASEMENT</b>	
<b>FOR</b>	
<b>Right-of-Way</b>	
<b>FROM</b>	
of _____	County _____
To STATE OF OKLAHOMA	
County _____	ss.
STATE OF OKLAHOMA,	
This instrument was filed for record on	
the _____ day of _____ 19____	
at _____ o'clock _____ M., and recorded	
in Book _____ of _____	
on Page _____	Fees, \$ _____
County Clerk.	Deputy _____
By _____	Return to
STATE HIGHWAY COMMISSION	
Oklahoma City, Oklahoma	

## EASEMENT FOR DRAINAGE

The undersigned, William A. Myers, Trustee of The William A. Myers Trust dated January 17, 1996, hereinafter known as Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto The City of Grove, William A. Myers Trust, William A. Myers Trustee, and the owners of The Village at St. Andrews, a unit ownership estate, according to the Declaration recorded in Book 1594, Pages 557-628, in the office of the County Clerk, Delaware County, Oklahoma, together with his successors and assigns, hereinafter collectively known as Grantee, a permanent drainage easement over a certain portion of land of the Grantor situated in Delaware County, State of Oklahoma, said land being described as follows.

Part of Government Lot 2 and Part of the NW 1/4 SW 1/4 NE 1/4 all in Section 5, Township 24 North, Range 24 East, Delaware County, Oklahoma, being more particularly described as follows: Commencing at a point 170.54 feet North and 375.65 feet East of the SW corner of said Government Lot 2; thence S 89° 54' 39" East 99.12 feet to the point of beginning; thence S 00° 08' 57" East 228.61 feet to a point on the North Right-of-Way Boundary of State Highway 10 & 25; thence S 77° 19' 03" West 10 feet along said Right-of-Way, thence N 00° 12' 30" West 230.82 feet, thence S 89° 54' 39" East 10 feet to the point of beginning.

### SAID EASEMENT IS BEING GRANTED SOLELY FOR PURPOSES OF DRAINAGE

Only drainage related structures will be installed on this easement area or below ground, as needed to accommodate drainage. Parking will be permitted for the owners and tenants of any business which is being or which will be conducted on the property upon which this easement is located so long as said parking does in no way inhibit, block or restrict the drainage for which the easement was created. Grantor or his successors will maintain the surface of the easement in the normal manner that the adjoining yard is maintained without altering any drainage installations installed.

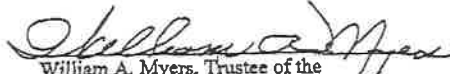
The grant and other provisions of the Easement shall constitute a covenant running with the above described Easement Property for the use and benefit of the GRANTEES, and their successors and assigns.

The GRANTOR hereby covenants and warrants that at the time of the delivery of this Easement they are the owners of the above Easement Property in fee simple and that they will so long as this Easement is in full force and effect defend the same unto GRANTEES, and their successors and assigns, against all and every person whomsoever claiming the same.

IN WITNESS THEREOF, the GRANTOR has executed this Easement this 23rd  
day of October, 2006.

GRANTOR.

2008-012986 Book 1741 Pg 815  
10/27/2008 3:41 pm Pg 0814-0815  
Fee \$ 15.00 Doc \$ 0.00  
Carol Fortner - Delaware County Clerk  
State of Oklahoma

  
William A. Myers, Trustee of the  
William A. Myers Trust dated 01/17/1996

STATE OF Oklahoma  
COUNTY OF Delaware

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, on this 23rd day of  
October, 2006, personally appeared William A. Myers, Trustee of The  
William A. Myers Trust dated January 17, 1996, to me known to be the identical person  
who executed the within and foregoing Easement 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 Trust, for the uses and purposes therein set forth.

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

  
Notary Public

My Commission Expires: \_\_\_\_\_



**EASEMENT FOR DRAINAGE**

The undersigned, Bill Paul Duffield and Jane Ann Duffield, husband and wife, Trustees of The Duffield Family Revocable Living Trust Agreement Dated the 27<sup>th</sup> day of March, 2003, hereinafter known as Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant and convey unto The City of Grove, Bill Paul Duffield and Jane Ann Duffield, husband and wife, Trustees of The Duffield Family Revocable Living Trust Agreement Dated the 27<sup>th</sup> day of March, 2003, William A. Myers, Trustee of The William A. Myers Trust dated January 17, 1996, and the Owners of The Village of St. Andrews, a unit ownership estate, according to the Declaration recorded in Book 1594, Pages 557-628, in the office of the County Clerk, Delaware County, Oklahoma, together with their successors and assigns, hereinafter collectively known as Grantees, a permanent drainage easement over a certain portion of land of the Grantor situated in Delaware County, State of Oklahoma, said land being described as follows:

Part of U.S. Government Lot 2 of Section 5, Township 24 North, Range 24 East of the I. B. M., Delaware County, Oklahoma. Being more particularly described as: Commencing at the NE Corner of said Section 5, thence N 89° 50' 02" West 2184.33 feet along the North line of said Section 5; S 00° 09' 57" West 1184.11 feet to the POINT OF BEGINNING, thence S 89° 52' 23" East 25.00 feet, the S 00° 07' 37" West 41.60 feet, thence S 88° 03' 01" West 5.95 feet; thence S 00° 18' 48" West 34.30 feet; thence N 89° 37' 05" West 18.95 feet, thence N 00° 07' 37" East 76.04 feet to the POINT OF BEGINNING (the "Easement Property").

**SAID EASEMENT IS BEING GRANTED SOLELY FOR PURPOSES OF DRAINAGE.**

The grant and other provisions of this Easement shall constitute a covenant running with the above described Easement Property for the use and benefit of the GRANTEES, and their successors and assigns.

The GRANTOR hereby covenants and warrants that at the time of the delivery of this Easement they are the owners of the above Easement Property in fee simple and that they will so long as this Easement is in full force and effect defend the same unto GRANTEES, and their successors and assigns, against all and every person whomsoever claiming the same.

IN WITNESS WHEREOF, the GRANTOR has executed this Easement this 11 day of September, 2006.

GRANTOR:  
Bill P. Duffield  
Jane Ann Duffield  
Bill Paul Duffield and Jane Ann Duffield,  
husband and wife, Trustees of The Duffield  
Family Revocable Living Trust Agreement  
Dated the 27<sup>th</sup> day of March, 2003

MIKE THOMPSON  
Notary Public in and for  
State of Oklahoma - Delaware County  
Commission # 03001208  
My Commission Expires: Jan. 21, 2007

STATE OF Oklahoma  
COUNTY OF Delaware

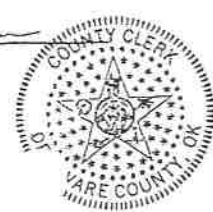
**ACKNOWLEDGMENT**

Before me, a Notary Public in and for said County and State, on this 11 day of September, 2006, personally appeared Bill Paul Duffield and Jane Ann Duffield, husband and wife, Trustees of The Duffield Family Revocable Living Trust Agreement Dated the 27<sup>th</sup> day of March, 2003, to me known to be the identical persons who executed the within and foregoing Easement and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of said Trust, for the uses and purposes therein set forth.

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

My Commission Expires: 01/21/07

Mike Thompson  
Notary Public



### EASEMENT FOR DRAINAGE

The undersigned, Bill Paul Duffield and Jane Ann Duffield, husband and wife, Trustees of The Duffield Family Revocable Living Trust Agreement Dated the 27<sup>th</sup> day of March, 2003, hereinafter known as Grantor, for and in consideration of One Dollar (\$1 00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant and convey unto The City of Grove, Bill Paul Duffield and Jane Ann Duffield, husband and wife, Trustees of The Duffield Family Revocable Living Trust Agreement Dated the 27<sup>th</sup> day of March, 2003, William A. Myers, Trustee of The William A. Myers Trust dated January 17, 1996, and the Owners of The Village of St. Andrews, a unit ownership estate, according to the Declaration recorded in Book 1594, Pages 557-628, in the office of the County Clerk, Delaware County, Oklahoma, together with their successors and assigns, hereinafter collectively known as Grantees, a permanent drainage easement over a certain portion of land of the Grantor situated in Delaware County, State of Oklahoma, said land being described as follows:

Part of U.S. Government Lot 2 of Section 5, Township 24 North, Range 24 East of the I. B. M., Delaware County, Oklahoma. Being more particularly described as: Commencing at the NE Corner of said Section 5, thence N 89° 50' 02" West 2184.33 feet along the North line of said Section 5; S 00° 09' 57" West 1184.11 feet to the POINT OF BEGINNING; thence S 89° 52' 23" East 25.00 feet; the S 00° 07' 37" West 41.60 feet; thence S 88° 03' 01" West 5.95 feet; thence S 00° 18' 48" West 34.30 feet; thence N 89° 37' 05" West 18.95 feet; thence N 00° 07' 37" East 76.04 feet to the POINT OF BEGINNING (the "Easement Property").

### SAID EASEMENT IS BEING GRANTED SOLELY FOR PURPOSES OF DRAINAGE.

The grant and other provisions of this Easement shall constitute a covenant running with the above described Easement Property for the use and benefit of the GRANTEES, and their successors and assigns

The GRANTOR hereby covenants and warrants that at the time of the delivery of this Easement they are the owners of the above Easement Property in fee simple and that they will so long as this Easement is in full force and effect defend the same unto GRANTEES, and their successors and assigns, against all and every person whomsoever claiming the same.

IN WITNESS THEREOF, the GRANTOR has executed this Easement this 11 day of

September, 2006.

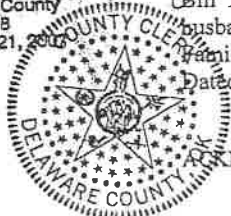
GRANTOR:

Bill P. Duffield  
Jane Ann Duffield

MIKE THOMPSON  
Notary Public in and for  
State of Oklahoma - Delaware County  
Commission # 03001208  
My Commission Expires: Jan. 21, 2010

Bill Paul Duffield and Jane Ann Duffield,  
husband and wife, Trustees of The Duffield  
Family Revocable Living Trust Agreement  
Dated the 27<sup>th</sup> day of March, 2003

STATE OF Oklahoma  
COUNTY OF Delaware



ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, on this 11 day of September, 2006, personally appeared Bill Paul Duffield and Jane Ann Duffield, husband and wife, Trustees of The Duffield Family Revocable Living Trust Agreement Dated the 27<sup>th</sup> day of March, 2003, to me known to be the identical persons who executed the within and foregoing Easement and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of said Trust, for the uses and purposes therein set forth

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

Mike Thompson  
Notary Public

My Commission Expires. 01/21/10

I-2007-008290 Book 1780 Pg 274  
07/24/2007 3:06 pm Pg 0273-0274  
Fee \$ 15.00 Doc \$ 0.00  
Carol Fortner - Delaware County Clerk  
State of Oklahoma

**EASEMENT LEGAL FOR MYERS**

Part of Government Lot 2 and Part of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  all in Section 5, Township 24 North, Range 24 East, Delaware County, Oklahoma, being more particularly described as follows: Commencing at a point 170.54 feet North and 375.65 feet East of the SW corner of said Government Lot 2; thence S 89° 54' 39" East 99.12 feet to the point of beginning; thence S 00° 08' 57" East 228.61 feet to a point on the North Right-of-Way Boundary of State Highway 10 & 25; thence S 77° 19' 03" West 10 feet along said Right-of-Way; thence N 00° 12' 30" West 230.82 feet; thence S 89° 54' 39" East 10 feet to the point of beginning.