

Cover page for:

Preliminary Title Insurance Schedules

Preliminary Schedules A, B-I & B-II, as prepared by:

Grand River Abstract & Title Company

(File Number: 20-00003-G/11764/TT)

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

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



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Grand River Abstract & Title Company
Issuing Office's ALTA® Registry ID:
Commitment No.: 20-00003-G
Property Address: , Grove, OK 74344
Revision No.:

Issuing Office: Grand River Abstract & Title Company
Loan ID No.:
Issuing Office File No.: 20-00003-G/11764/TT

SCHEDULE A

1. Commitment Date: **January 21, 2020 at 7:55AM**
2. Policy to be issued:
 - (a) ☒ ALTA® Owner's Policy of Title Insurance
☐ ALTA® Homeowner's Policy of Title Insurance
Proposed Insured: **TBD**
Proposed Policy Amount: **\$ TBD**
 - (b) ☐ ALTA® Loan Policy of Title Insurance
☐ ALTA® Expanded Coverage Residential Loan Policy
Proposed Insured:
Proposed Policy Amount: **\$**
 - (c) ☐ ALTA® Policy
Proposed Insured:
Proposed Policy Amount: **\$**
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple. (*identify estate covered, i.e., fee, leasehold, etc.*)
4. The Title is, at the Commitment Date, vested in: **Arvest Bank-Trust, Successor Trustee of the William A. Myers Revocable Trust, dated January 17, 1996**
5. The Land is described as follows:

Units 6A-1, 6A-2, 6B-3, 6B-4, 1-1, 1-2, 1-3, 2-1, 2-2, 2-3, 3-2, 3-3, 5-2, 7-1, 7-2, 7-3, 7-4, 8-1, 8-2, 8-3, 8-4, 9-1, 9-2, and 9-3, The Village at Grand Lake (formerly The Village at St. Andrew's), a unit ownership estate, according to the Declaration thereof and all Amendments thereto recorded in the office of the County Clerk, Delaware County, Oklahoma, together with an undivided interest in the common elements appertaining thereto.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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.

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FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Authorized Signatory
Tracey Tremain #100254158

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule BI & BII

Commitment No.: 20-00003-G

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. Proper documents creating the estate or interest to be insured must be executed and duly filed for record, to wit:
[Any deed and/or mortgage from individuals MUST STATE CURRENT MARITAL STATUS of record owner or proposed mortgagor and be joined in execution by spouse, if married.]
 - a. Deed from Arvest Bank-Trust, Successor Trustee of the William A. Myers Revocable Trust, dated January 17, 1996 vesting fee simple title in TBD.
NOTE: The State of Oklahoma requires the payment of a documentary stamp tax as a condition precedent to the recordation of a Deed.
 - b. Mortgage from TBD securing your loan.
NOTE: The State of Oklahoma requires the payment of a mortgage tax as a condition precedent to the recordation of a mortgage.
5. Return properly executed Seller/Owner 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.
6. Obtain final written title report or final abstracting for issuance of title policy.

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ALTA Commitment for Title Insurance

ISSUED BY

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Schedule BI & BII (Cont.)

Commitment No.: **20-00003-G**

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:

STANDARD EXCEPTIONS

- a. Rights or claims of parties in possession not shown by the Public Records.
- b. Easements, or claims of easements, not shown by the Public Records.
- c. Any encroachments, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
- d. 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
- e. The Standard Exceptions (a, b, c and d above) may be eliminated in the Policy upon meeting the requirements of the Company.

STANDARD SPECIAL EXCEPTIONS

1. Ad valorem taxes for 2020, amount of which is not ascertainable, due or payable.
2. 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.
3. Water rights, claims or title to water, whether or not shown by the Public Records.

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII (Cont.)	

Commitment No.: **20-00003-G**

SCHEDULE B, PART II (Continued)
Standard Special Exceptions (Continued)

4. Subject to statutory right-of-way on and along all section lines.
5. Utility Easement in favor of The United States Postal Service, recorded July 2, 1976, in Book 346, Pages 828-829; the above easement was assigned to Grove Municipal Services Authority, by assignment recorded July 2, 1976 in Book 346, Pages 830-831.
6. Road easements in favor of the State of Oklahoma, recorded August 15, 1938 and December 14, 1945 in Book 124, Page 464, and in Book 165, Pages 586-587, respectively.
7. Easement for Drainage in favor of The City of Grove, William A. Myers Trust, William A. Myers Trustee and the owners of The Village at St. Andrews dated October 23, 2006, filed October 27, 2006 and recorded in Book 1741, Pages 614-615.
8. Easement for Drainage in favor of The City of Grove, Bill Paul Duffield and Jane Ann Duffield, husband and wife, Trustees of The Duffield Family Revocable Living Trust Agreements Dated the 27th 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, dated September 11, 2006, filed October 27, 2006 and recorded in Book 1741, Page 616.
9. Easement for Drainage in favor of The City of Grove, Bill Paul Duffield and Jane Ann Duffield, husband and wife, Trustees of The Duffield Family Revocable Living Trust Agreements Dated the 27th 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, dated September 11, 2006, filed July 24, 2007 and recorded in Book 1780, Pages 273-274.
10. Dedication of streets and utility easements to the public, as appears in the subdivision plat of the Village at St. Andrew's, as recorded October 6, 2003 in Book 1577, Pages 517-526.
11. Covenants, conditions, restrictions, easements, reservations, and by-laws, all as contained and set forth in the Declaration of Unit Ownership Estate for the Village at St. Andrew's, recorded February 20, 2004 in Book 1594, Pages 557-628.
12. Amendment to the Declaration of Unit Ownership Estate for the Village at St. Andrews dated December 31, 2005, filed January 5, 2006 and recorded in Book 1697, Page 533.

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13. Amendment to the Declaration of Unit Ownership Estate for the Village at St. Andrews dated August 21, 2006, filed August 23, 2006 and recorded in Book 1731, Page 259.
14. Amendment to the Declaration of Unit Ownership Estates for the Village at St. Andrews Delaware County, Oklahoma dated August 4, 2014, filed August 15, 2014 and recorded in Book 2085, Pages 875-881.
15. Amended and Restated Declaration of Unit Ownership Estate for The Village at Grand Lake dated December 18, 2019, filed December 18, 2019 and recorded in Book 2305, Pages 85-120.