

*Cover page for:*

# **Preliminary Title Evidence**

*Title Opinion prepared by:*

**James B. Blevins, Jr., Attorney at Law**

**Dated June 29, 2023**

**Opinion Ref. No. 20221321**

**Opinion Tract No. 1**

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## **Group No. 1 Auction Tracts 1 - 5 (Stephens County, Oklahoma)**

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*For July 10, 2023 auction to be conducted by:*

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

*On behalf of:*

**Melany Levenson, as Co-Trustee, *et al.***

**JAMES B. BLEVINS, JR**  
**George W. Velotta II**  
**Attorney at Law**  
**P.O. Box 1565**  
**Purcell, OK 73080**

June 29, 2023

Justin Landgraf  
7 East Main St.  
Ardmore, OK 73401

Re: 20221321 (Tract 1)

The E/2 SW/4 and E/2 W/2 SW/4 and SW/4 SW/4 SW/4 of Section 14, Township 1 North, Range 7 West, I.M., Stephens County, Oklahoma.

To Whom It May Concern:

Pursuant to your request, I have examined Abstract of Title No. 133920 & 133920-A last certified to 07/26/22 at 07:59 AM by Stephens County Abstract Company. Pursuant to such examination, I am of the opinion that the condition of the title is as follows:

A) Surface Title:

The surface title is vested in:

*10.833 acre or 1/12 interest* – Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, by virtue of a Quit Claim Deed filed February 27, 2002 in Book 2643 at Page 1 and an Affidavit of Successor Co-Trustee recorded February 21, 2020 in Book 5781 at Page 267;

*10.833 acre or 1/12 interest* - Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, by virtue of a Quit Claim Deed filed May 4, 2002 in Book 2645 at Page 224;

*10.833 acre or 1/12 interest* - Dana G. Ralls as Trustee of the Ralls Trust dated May 26, 1987 by virtue of a Final Decree filed May 16, 1989 in Book 1747 at Page 554;

*16.25 acre or 1/8 interest* - Linda Anne Barnes for life of Mary Anne Barnes then an undivided 1/16 interest upon the death of Mary Anne Barnes, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019;

*16.25 acre or 1/8 interest* - David Barnes for life of Mary Ann then an undivided 1/16 interest upon the death of Mary Anne Barnes, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2019-151 on November 7, 2019;

*1/8 interest* – Dee Ann Walker upon the death of Mary Anne Barnes;

*16.25 acre or 1/8 interest* - Ronald Harshaw, by virtue of a Decree of Distribution filed August 4, 2017 in Book 5339 at Page 278;

*5.417 acre or 1/24 interest* - Joe Mack Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

*5.417 acre or 1/24 interest* – Larry Don Howard, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

*5.417 acre or 1/24 interest* – Mary Louise Vanlandingham, by virtue of a Final Decree filed in the Office of the Court Clerk of Stephens County District Case NO. PB-2010-6;

*3.555 acre or 64/2340 interest* - Julia Smith Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

*1.778 acre or 32/2340 interest* - Robert F. Watson, by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

*1.833 acre or 32/2340 interest* - Virginia Watson, an undivided 1/9 of 5/1300 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/18 of 32/130 interest by a Deed filed December 18, 1984 in Book 1585 at Page 941;

*1.833 acre or 33/2340 interest* – John Calvin (Johnny) Watson, an undivided 1/9 of 5/1300 by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/18 of 32/130 by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

*1.833 acre or 33/2340 interest* - Jimmy Watson, an undivided 1/9 of 5/1300 by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and an undivided 1/18 of 32/130 by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

*3.722 acre or 67/2350 interest* - Mary Lois Smith, an undivided 1/9 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941 and an undivided 1/3 of 5/1300 interest by virtue of a Final Decree filed December 7, 1999 in Book 2333 at Page 159;

*1.778 acre or 32/2340 interest* - J.B. Smith, Jr., an undivided 1/8 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

*1.778 acre or 32/2340 interest* - Jack B. Smith and Mary Lois Smith Trustees of the Claudia Lee Smith La Mothe Trust, an undivided 1/8 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

*1.778 acre or 32/2340 interest*- Jack B. Smith and Mary Lois Smith Trustees of the Lea Hallie Smith Trust, an undivided 1/8 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

*1.778 acre or 32/2340 interest* - Jack B. Smith and Mary Lois Smith Trustees of the Charlene Cartwright Smith Trust, an undivided 1/8 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941;

*3.722 acre or 67/2340 interest* - Cecelia D. Beck and J.W. Beck, Jr., as joint tenants, to an undivided 1/9 of 32/130 interest by virtue of a Deed filed December 18, 1984 in Book 1585 at Page 941 and an undivided 1/3 of 5/1300

interest by a Final Decree filed December 7, 1999 in Book 2333 at Page 159 and a

*1.778 acre or 32/2340 interest* – Jesse St. John Beck, an undivided 1/8 of 32/130 interest by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

*1.778 acre or 32/2340 interest* - Alice Shay Beck Zeck, an undivided 1/8 of 32/130 interest by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

*1.778 acre or 32/2340 interest* - Nathan Bristow Beck, an undivided 1/8 of 32/130 interest by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

*1.778 acre or 32/2340 interest* - Anna Cecelia Zeck, nee Beck, an undivided 1/8 of 32/130 interest by virtue of a Deed filed February 20, 2008 in Book 3659 at Page 152;

B) Mineral Ownership: The minerals have been omitted by request.

C) Mortgages: NONE

D) Taxes and Other Encumbrances: 2021 and all prior years' taxes are paid or cancelled pursuant to 68 O.S. § 24233,

E) Restrictive Covenants, Easements and Ordinances:

- 1.) Right of Way Agreement filed September 21, 1970 in Book 1059 at Page 466.
- 2.) Right of Way Agreement filed September 21, 1970 in Book 10595 at Page 467.
- 3.) Right of Way Agreement filed May 16, 1972 in Book 1116 at Page 218.
- 4.) Right of Way Agreement filed January 27, 1975 in Book 1188 at Page 359.
- 5.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 333.
- 6.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 336.
- 7.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 339.
- 8.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 342.
- 9.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 345.
- 10.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2984 at Page 348.
- 11.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 1.

- 12.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 4.
- 13.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 7.
- 14.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 10.
- 15.) Pipeline Right of Way Easement filed May 27, 2004 in Book 2985 at Page 13.
- 16.) Pipeline Right of Way Easement filed August 12, 2004 in Book 3019 at Page 139.
- 17.) Pipeline Right of Way Easement filed August 12, 2004 in Book 3019 at Page 142.
- 18.) Pipeline Right of Way Easement filed August 12, 2004 in Book 3019 at Page 145.
- 19.) Pipeline Right of Way Easement filed August 30, 2004 in Book 3027 at Page 72.
- 20.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 49.
- 21.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 52.
- 22.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 55.
- 23.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 58.
- 24.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 61.
- 25.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 64.
- 26.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 67.
- 27.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 70.
- 28.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 73.
- 29.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 76.
- 30.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 79.
- 31.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 82.
- 32.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 85.
- 33.) Right of Way Agreement filed October 21, 2008 in Book 3781 at Page 88.
- 34.) Right of Way Agreement filed October 21, 2000 in Book 3781 at Page 93

35.) Statutory easement for roadway along Section line.

F) Does this property have a legal right of access?: **yes**

G) Advisory: NONE

H) Is the title marketable: Yes- upon fulfillment of the below requirements.

I) Requirements:

**REQUIREMENT No.1:** Mary Ann Barnes, Ronald Harshaw, Linda Anne Barnes, David Barnes, Dee Ann Walker, Joe Mack Howard, Larry Don Howard, Mary Louise Vanlandingham, Julia Smith Watson, Robert F. Watson, Robert F. Watson, Virginia Watson, John Calvin Watson, Jimmie Watson, Mary Lois Smith, J.B. Smith, Jr., Cecelia D. Beck and J.W. Beck, Jr., Nathan Bristow Beck, Anna Cecelia Zeck, nee Beck, all single people, or joined by spouses if applicable, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

**REQUIREMENT No.2:** Dana G. Ralls, as Trustee of the Ralls Trust dated May 26, 1987, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

**REQUIREMENT No.3:** Melany Levenson, Lisa Craven and Shelley Rinella, Successor Trustee of the Anne R. Green Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

**REQUIREMENT No.4:** Rosemary R. Fair, Trustee of the Rosemary R. Fair Revocable Trust, must execute any instrument conveying an interest in the subject property. Additionally, all formalities of execution must be properly completed.

**REQUIREMENT No.5:** Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed December 17, 2018 in Book 5589 at Page 60.

**REQUIREMENT No.6:** Obtain and file of record a Release of a Federal Tax Lien against David E. Barnes filed September 12, 2019 in Book 5713 at Page 13.

**REQUIREMENT No.7:** Obtain and file of record a Release of a Federal Tax Lien against Lea Hallie Smith filed February 14, 2011 in Book 4106 at Page 229.

**REQUIREMENT No.8:** Jack B. Smith and Mary Lois Smith received an undivided interest as joint tenants. It is clear that Jack B. Smith is deceased and his estate is being probated or was probated in Stephens County Oklahoma District Court Cast NO. PB 2014-134. However, no instrument terminating the joint tenancy was examined. Submit for examination the valid recorded instrument terminating the joint tenancy of Jack B. Smith.

**REQUIREMENT No.9:** Obtain and file of record a Memorandum of Trust for the Rosemary R. Fair Revocable Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

**REQUIREMENT No.10:** Obtain and file of record a Memorandum of Trust for the Claudia Lee Smith La Mothe Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

**REQUIREMENT No.11:** Obtain and file of record a Memorandum of Trust for the Charlene Cartwright Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

**REQUIREMENT No.12:** Obtain and file of record a Memorandum of Trust for the Lea Hallie Smith Trust, reflecting who the current trustees are as well as the fact that said trustees have the power and authority to convey and/or mortgage the captioned property, as required by Section 15.2 of the Oklahoma Marketable Title Act.

**Miscellaneous:**

This opinion does not cover rights of parties in possession, rights arising out of adverse possession, mechanics, materialmens', or other liens not of record, unmatured special assessments, filings under the uniform Commercial code, or other matters not ordinarily abstracted.

Accordingly, I submit the following general requirements:

1. You should ascertain whether there may be persons in possession of the subject property who may be claiming any rights inconsistent with ownership set forth above.
2. You should ascertain whether any work has been performed on the subject premises within the last 120 days, which might be the subject of materialmens' or mechanics' liens, as yet unrecorded.
3. You should ascertain, calling for a survey if necessary, that there are no encroachments upon the subject property by adjoining structures, that no structures upon

the subject property encroach upon adjoining properties and that the property in question has access to a public road for the use and benefit of the owners thereof.

4. You should ascertain, hiring a qualified expert if necessary, whether or not hazardous material has ever been used on the property or in connection with the construction or maintenance of any building or structure on the property. The existence of urea-formaldehyde foam insulation or other potentially hazardous waste material may have an effect on the value and use of the subject property.

Sincerely:

James B. Blevins, Jr.  
O.B.A. #881  
George W. Velotta II  
O.B.A. #9223

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