

<p>A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT</p> <p style="text-align: center;">SETTLEMENT STATEMENT</p>	<p>B. TYPE OF LOAN:</p> <p>1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS.</p> <p>6. FILE NUMBER: SW190117244</p> <p>7. LOAN NUMBER:</p> <p>8. MORTGAGE INS CASE NUMBER:</p>
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C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

<p>D. NAME AND ADDRESS OF BUYER: The City of Stillwater, Oklahoma a municipal corporation 723 S. Lewis Stillwater, OK 74074</p>	<p>E. NAME AND ADDRESS OF SELLER: Lakeview Plaza, L.L.C. , an Oklahoma limited liability company 1120 N. Duck St., Unit Ste B. Stillwater, OK 74075-3648</p>	<p>F. NAME AND ADDRESS OF LENDER:</p>
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<p>G. PROPERTY LOCATION: Parcel 30 - 2300 N. Perkins Rd. Stillwater, OK 74075 Payne County, Oklahoma L3 & W 125' L4, LAKEVIEW PLAZA Stillwater, Payne County, OK OAC #27,500</p>	<p>H. SETTLEMENT AGENT: Community Escrow & Title Co.</p> <p>PLACE OF SETTLEMENT 623 South Lewis Stillwater, OK 74074</p>	<p>I. SETTLEMENT DATE: February 13, 2020</p>
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J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract Sales Price	3,468.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	24,771.00
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to
107. County Taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	28,239.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to
211. County Taxes	to
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross Amount Due From Buyer (Line 120)	28,239.00
302. Less Amount Paid By/For Buyer (Line 220)	()
303. CASH (X FROM) (TO) BUYER	28,239.00

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	3,468.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	3,468.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506.	
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes	to
511. County Taxes	to
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	3,468.00
602. Less Reductions Due Seller (Line 520)	()
603. CASH (X TO) (FROM) SELLER	3,468.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer The City of Stillwater, Oklahoma

Seller Lakeview Plaza, L.L.C.

BY: _____

By: _____
Jon Barry Patton, Manager

L SETTLEMENT CHARGES				PAID FROM BUYERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price	\$	@	%		
Division of Commission (line 700) as Follows:					
701. \$	to				
702. \$	to				
703. Commission Paid at Settlement					
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Mortgage Ins. App. Fee		to			
807. Assumption Fee		to			
808. Underwriting Fee					
809. Flood Certification					
810. Tax Service Fee					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@ \$	/day (days %)		
902. Mortgage Insurance Premium	for	months	to		
903. Hazard Insurance Premium	for	1.0 years	to		
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance		@ \$	per		
1002. Mortgage Insurance		@ \$	per		
1003. City/Town Taxes		@ \$	per		
1004. County Taxes		@ \$	per		
1005. Assessments		@ \$	per		
1006.		@ \$	per		
1007.		@ \$	per		
1008. Aggregate Adjustment		@ \$	per		
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to	Community Escrow & Title Co.		300.00	
1102. Prelim Abstract	to	CET for Oklahoma Abstract & Title Co	Inv. 2019000415	765.00	
1103. Title Examination x 2	to	Community Escrow & Title Co.		700.00	
1104. Abstract Update	to	CET for Oklahoma Abstract & Title Co	Inv. 2019003991	375.00	
1105. Document Preparation	to				
1106. Notary Fees	to				
1107. Attorney's Fees	to				
(includes above item numbers:)					
1108. Title Insurance	to	Community Escrow & Title Co.		275.00	
(includes above item numbers:)					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$	3,468.00	275.00		
1111. Endorsements					
1112. Pre closing Gap check	to	Community Escrow & Title Co.		100.00	
1113. Final Abstracting	to	Oklahoma Abstract & Title Company		200.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$	24.00	; Mortgage \$; Releases \$	24.00	
1202. City/County Tax/Stamps: Documentary Stamps	0.00	; .			
1203. State Tax/Stamps:		; Mortgage Tax			
1204. Mortgage Tax Certification Fee		Payne County Treasurer			
1205. Record Assignment		County Clerk			
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303. 30 - Damages - Relocate Sign	to	Lakeview Plaza, L.L.C.		22,000.00	
1304. 30 - Damages	to	Lakeview Plaza, L.L.C.		32.00	
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				24,771.00	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Community Escrow & Title Co.
Settlement Agent

After recording Return to:

Community Escrow & Title Co.
623 S. Lewis
Stillwater, OK 74074

Parcel No. – 30.0
City of Stillwater Project No. STPW-22
Job No. 29860(04)

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS:

THAT LAKEVIEW PLAZA, L.L.C., an Oklahoma limited liability company, party of the first part, in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto the **City of Stillwater, Oklahoma, PO Box 1449, Stillwater, OK 74076-1449**, party of the second part, fee simple title in and to the following described real property and premises, and including all right title and interest in and to the airspace, light and view above the surface of the lands herein described, reserving and excepting the mineral interests therein, situated in Payne County, State of Oklahoma, to-wit:

A tract of land located in the Southeast Quarter of Section 2, Township 19 North, Range 2 East of the Indian Meridian, Payne County, State of Oklahoma, according to the U.S. Government Survey thereof same being a part of Lot 3, LAKEVIEW PLAZA, according to the plat thereof as recorded in Book 285, Page 266, Payne County Records, said tract being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section Two;

THENCE, a distance of 33.00 feet, on a bearing of S88°51'58"W (being the basis of bearings for this description), along the South line of said Southeast Quarter to the intersection of the Southerly extension of the Westerly Present Right-of-Way line for Perkins Road;

THENCE, a distance of 40.00 feet, on a bearing of N00°50'53"W, along said Southerly extension to a point on a line being 40.00 feet North of and parallel with the South line of Said Southeast Quarter same being the Northerly Present Right-of-Way line for Lakeview Road and the Southeast corner of said Lot 3 as well as the Point of Beginning;

THENCE, S88°51'58"W, along said Northerly Present Right-of-Way line same being the Southerly line of said Lot 3, a distance of 20.00 feet;

THENCE, N43°30'00"E, a distance 28.61 feet, to a point on said Westerly Present Right- of-Way line same being the Easterly line of said Lot 3;

THENCE, S00°50'53"E, along said Westerly and Easterly line, a distance of 20.36 feet, to the Point of Beginning.

EXEMPT DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3201 OR 3202, PARAGRAPH 11

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same. The reservation and exception of mineral rights herein does not include rock, gravel, sand and other road building materials.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, reserving and excepting the mineral interests therein, provided however, that any explorations or development of said reserved mineral rights shall not directly or indirectly interfere with the use of said land by the City of Stillwater; subject to easements, rights-of-way and restrictions of record, if any, and except all oil, gas and other minerals previously reserved or conveyed of record, if any.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name this the _____ day of _____ 2020.

LAKEVIEW PLAZA, L.L.C.

BY: _____
Jon Barry Patton, Manager

STATE OF OKLAHOMA)
)
COUNTY OF PAYNE)

Before me, the undersigned, a Notary Public in and for this State on this the _____ day of _____ 2020, personally appeared Jon Barry Patton, Manager of LAKEVIEW PLAZA, L.L.C., an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and the free and voluntary act and deed of the limited liability company for the uses and purposes therein set forth.

My commission expires: _____ Notary Public

Deed Presented for filing by: Community Escrow and Title
File Number: SW190117244
Title Insurer: American Eagle Title Insurance Company

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20____, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during regular session, does hereby approve and accept from the named Grantor this delivered easement and directs the Mayor and Clerk of said City of Stillwater to indicate the same by their signatures and seal of the City of Stillwater, State of Oklahoma.

WILLIAM H. JOYCE, MAYOR
CITY OF STILLWATER, OKLAHOMA

(SEAL)

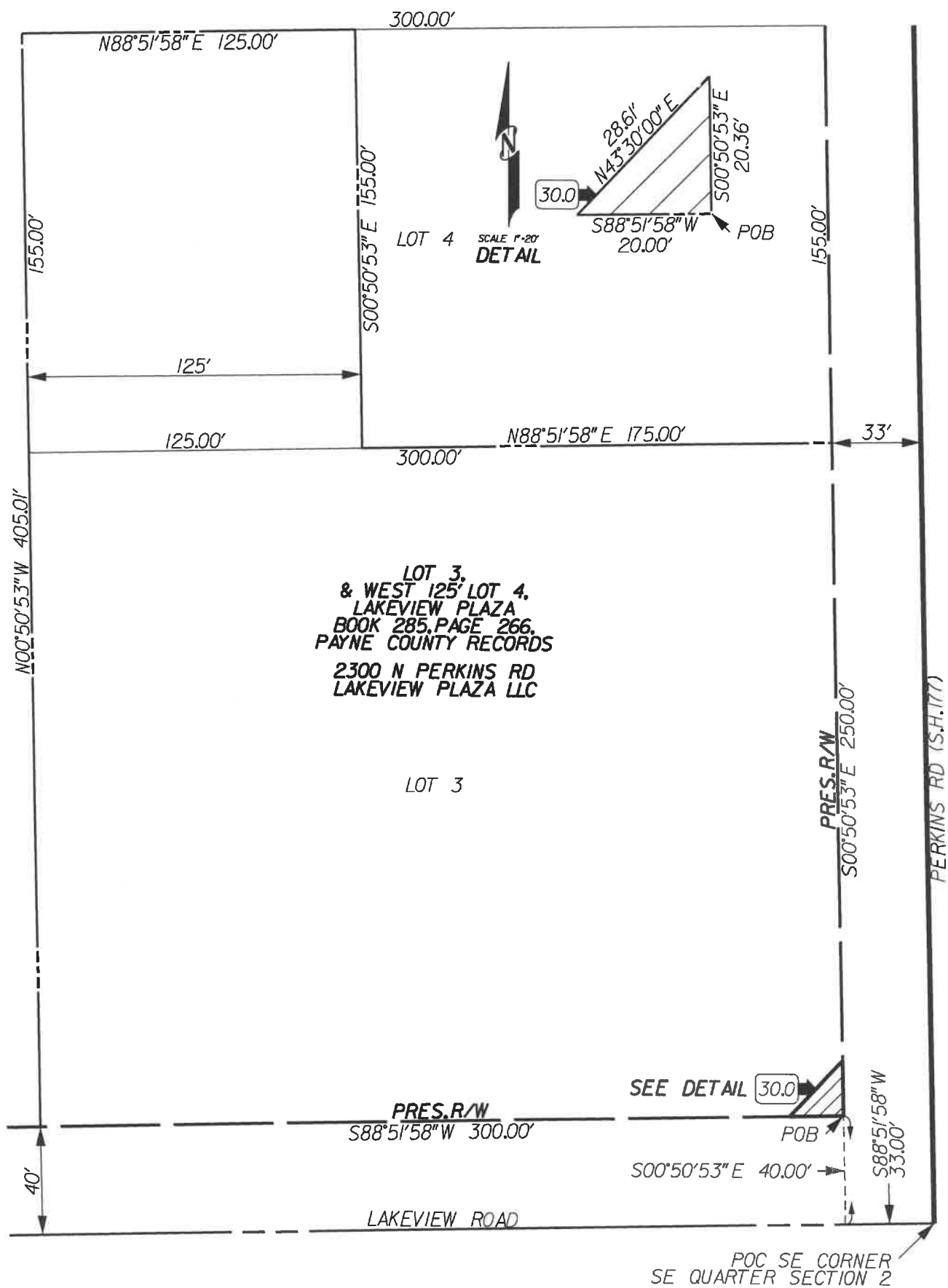
ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 20____.

JOHN E. DORMAN, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

Return to:
City of Stillwater
P.O. BOX 1449
Stillwater, OK 74076

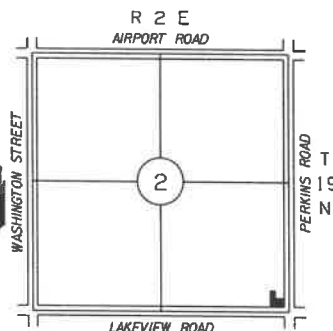


LOT 3,
 & WEST 125' LOT 4,
 LAKEVIEW PLAZA
 BOOK 285, PAGE 266,
 PAYNE COUNTY RECORDS
 2300 N PERKINS RD
 LAKEVIEW PLAZA LLC

LOT 3

NOTES

1. LINES AND DISTANCES WERE TAKEN FROM SURVEY DATA CONTAINED ON THE PLAN SHEETS FOR CITY OF STILLWATER, PROJECT NO. STPW-22, STATE JOB NO. 29860(04) - PERKINS ROAD, McELROY ROAD TO LAKEVIEW ROAD.
2. PREPARED BY KEYSTONE ENGINEERING AND LAND SURVEYING, INC. OF STILLWATER, OKLAHOMA, CA NUMBER 5877, EXPIRES JUNE 30, 2019.



BUYER'S LIEN AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS:

The undersigned BUYER, being first duly sworn, upon oath makes the following statements:

1. BUYER has contracted to purchase certain real estate being described as follows:

A tract of land located in the Southeast Quarter of Section 2, Township 19 North, Range 2 East of the Indian Meridian, Payne County, State of Oklahoma, according to the U.S. Government Survey thereof same being a part of Lot 3, LAKEVIEW PLAZA, according to the plat thereof as recorded in Book 285, Page 266, Payne County Records, said tract being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section Two;

THENCE, a distance of 33.00 feet, on a bearing of S88°51'58"W (being the basis of bearings for this description), along the South line of said Southeast Quarter to the intersection of the Southerly extension of the Westerly Present Right-of-Way line for Perkins Road;

THENCE, a distance of 40.00 feet, on a bearing of N00°50'53"W, along said Southerly extension to a point on a line being 40.00 feet North of and parallel with the South line of Said Southeast Quarter same being the Northerly Present Right-of-Way line for Lakeview Road and the Southeast corner of said Lot 3 as well as the Point of Beginning;

THENCE, S88°51'58"W, along said Northerly Present Right-of-Way line same being the Southerly line of said Lot 3, a distance of 20.00 feet;

THENCE, N43°30'00"E, a distance 28.61 feet, to a point on said Westerly Present Right- of-Way line same being the Easterly line of said Lot 3;

THENCE, S00°50'53"E, along said Westerly and Easterly line, a distance of 20.36 feet, to the Point of Beginning.

2. That all improvements on said premises are complete in every respect and that no further expense will be incurred for the completion of said improvements whereby anyone would be entitled to file a mechanic's or materialmen's lien, except as follows:
3. That no person or firm has claim to or against said premises for any reason whatsoever; that there is no suit or proceeding pending anywhere affecting said premises; that all bills for labor and services rendered and materials furnished in or for the improvement of said premises or any part thereof have been, or will be paid, except as follows:
4. That no contract has been entered into for the sale or conveyance of said premises by the undersigned or to the knowledge of the undersigned; and that there is no outstanding unrecorded deed, mortgage or other conveyance thereof executed by the undersigned or to the knowledge of the undersigned, except for the contract for sale contemplated with Lakeview Plaza, L.L.C., an Oklahoma limited liability company.
5. That subject premises is unoccupied, or if occupied, is subject to only ordinary current leases to tenants now in possession, none of which provided for a term in excess of one year and none of which contain any option to purchase, right of renewal or other unusual provision.
6. That the undersigned makes the above statements for the purpose of inducing lender to advance loan proceeds and/or for COMMUNITY ESCROW & TITLE CO. to issue, as agent, a title insurance policy or policies.

DELIVERED this _____ day of _____, 2020.

THE CITY OF STILLWATER

BY: _____

Subscribed and sworn to before me this ____ day of _____, 2020.

My commission expires: _____

Notary Public

NOTE CAREFULLY: BUYER agrees that in event any claimant (other than those that may be listed above) shall hereafter file a lien for labor performed or material furnished for improvements heretofore constructed they will promptly procure a release thereof or discharge same as a lien by depositing the amount of the claim and posting bond as provided by 42 Oklahoma Statutes Annotated. Section 147; and in the event of their failure so to do, said Title Company, at its option and without affecting any other liability of the undersigned to it, may acquire such lien by assignment in which event the Title Company shall possess same with all rights incident thereto as a valid lien, whether or not valid in the hands of the original claimant, for the full amount thereof, together with interest at 10% per annum from the date of acquisition and any other expenses and a reasonable attorney's fee.

SW190117244

BUYER/SELLER CERTIFICATION

BUYER: The City of Stillwater, Oklahoma, a municipal corporation
SELLER: Lakeview Plaza, L.L.C., an Oklahoma limited liability company
PROPERTY
ADDRESS: Parcel 30 - 2300 N. Perkins Rd., Stillwater, OK 74075
DATE: February 13, 2020

The buyer and seller this date have checked, reviewed and approved the figures appearing on the disclosure/settlement statement. Seller acknowledges payment in full of the proceeds due seller from the settlement.

The buyer and seller understands that no tax proration are shown on the settlement statement are based on prior tax periods rate(s). Buyer understands that future tax bills on the property to be conveyed (even though it may be in the name of the seller) is the responsibility of the buyer.

In the event that any of the documents prepared in connection with the closing of this transaction contain errors which misstate or inaccurately reflect the true and correct terms, conditions and provisions of this closing, and the inaccuracy or misstatement is due to a clerical error or to a unilateral mistake on the part of Community Escrow & Title Co., or to a mutual mistake on the part of Community Escrow & Title Co. and/or the seller and/or the buyer, the undersigned agree to execute, in a timely manner, such correction documents as Community Escrow & Title Co. may deem necessary to remedy such inaccuracy or misstatement.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall merge upon the delivery of the warranty deed.

I (We) have carefully reviewed the settlement statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the settlement statement.

The City of Stillwater, Oklahoma

BY: _____

Lakeview Plaza, L.L.C.

By: _____
Jon Barry Patton, Manager

To the best of my knowledge, the settlement statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

COMMUNITY ESCROW & TITLE CO.

SW190117244
FILE No.

WARNING: it is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. CODE SEC. 1001 & SEC. 1010.