



**Chicago Title Oklahoma Co.
Valliance Tower, 10th Floor
1600 NW Expwy,
Ste 1000**

**Oklahoma City, OK 73118
Phone: 405-840-9191 Fax: 405-843-0568**

REAL PROPERTY REPORT

OWNER: Broken Bow OZ Real Estate LLC by Warranty Deed, recorded December 27, 2022, in Book 1157, Page 149.

ADDRESS: 31 Popular Bluff Court
Broken Bow, Oklahoma 74728

LEGAL: Lot Thirty (30) in WINDING CREEK SUBDIVISION of the NW/4 of the NE/4 of Section Ten (10), Township Five (5) North, Range Twenty-four (24) East of the Indian Base and Meridian, McCurtain County, Oklahoma, according to the recorded plat thereof.

MORTGAGES: None found.

OTHER/JUDGMENTS: None found.

REAL ESTATE TAXES: 2025 Ad Valorem Taxes: \$1,841.00, Paid
Tax ID #:46585
Total Assessed Market Value: \$22,000.00

This report is based upon a search of the indexes and records of this company. We have not reported any mortgages filed for record against the above property for which a release has been filed; however, we do not guarantee the adequacy of the releases as filed. This report is for general information only. This report does not purport to set out the ownership or condition of the title or judgments against anyone other than current owner. The ownership and condition of the title can only be determined by an attorney's examination of a completed abstracts of the title. Due to care and diligence have been exercised in preparing this report; however, we assume no liability as to the correctness or completeness of the information shown above.

IF THIS REPORT REQUIRES A FOLLOW UP GAP REPORT CONTACT LENDEREXPRESS@CTT.COM ONCE YOUR DOCUMENTS HAVE BEEN FILED.

From, Since and After: December 27, 2022

To: May 26, 2026

Prepared by: B.V./T.H.

Order No. 710512601265

Real Property Report 8/15/95