



**Chicago Title Oklahoma Co.  
Valliance Tower, 10<sup>th</sup> 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 November 30, 2021, in Book 1106, Page 102.

**ADDRESS:** 170 Overcup Oak Trail  
Broken Bow, Oklahoma 74728

**LEGAL:** Lot 4 of Carter Mountain West, a subdivision of a part of the E1/2 of Section 33, Township 3 South, Range 24 East and a part of the NW1/4 SW1/4 of Section 34, Township 3 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma, according to the recorded plat thereof.

**MORTGAGES:** Mortgage executed by Broken Bow OZ Real Estate, LLC, in favor of The Idabel National Bank, recorded November 30, 2021, in Book 1106, Page 104, in the principal amount of \$156,897.90.

**OTHER/JUDGMENTS:** None found.

**REAL ESTATE TAXES:** 2025 Ad Valorem Taxes: \$143.00, Paid  
Tax ID #: 450047447  
Total Assessed Market Value: \$185,000.00

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 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](mailto:LENDEREXPRESS@CTT.COM) ONCE YOUR DOCUMENTS HAVE BEEN FILED.

**From, Since and After:** November 30, 2021

**To:** May 26, 2026

**Prepared by:** T.W./C.M.

**Order No.** 710512601263

Real Property Report 8/15/95