



**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 July 13, 2023, in Book 1177, Page 389.

ADDRESS: 271 Sierra Vista Trail
Broken Bow, Oklahoma 74728

LEGAL: Lots 82, 84 and 110 of Carter Mountain West, Phase II, a subdivision of a part of the W1/2 of Section Thirty-three (33), Township Three (3) South, Range Twenty-four (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 February 17, 2022 in Book 1117, Page 284 in the principal amount of \$830,604.85.

OTHER/JUDGMENTS: None found.

REAL ESTATE TAXES: 2025 Ad Valorem Taxes: \$348.00, Paid
Tax ID #:49901
Total Assessed Market Value: \$4,400.00

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: July 13, 2023

To: May 26, 2026

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

Order No. 710512601264

Real Property Report 8/15/95