

OKLAHOMA ABSTRACTORS BOARD UNIFORM ABSTRACT CERTIFICATE

The undersigned hereby certifies that:

1. There is shown herein a true and correct abstract of all instruments filed for record or recorded in the Office of the County Clerk of [COUNTY] County during the period covered by this certificate, affecting the title to the following described real property:

[LEGAL DESCRIPTION]

Pursuant to O.A.C. 5:11-3-9 (4D) this Abstract has been prepared for a fee simple estate, less and except oil, gas and other mineral interests. All instruments covering oil, gas and other minerals, including but not limited to deeds, grants, leases, assignments and releases thereof, have been omitted.

2. The records of the Court Clerk and the County Clerk of said County disclose that there are no executions, court proceedings, suits pending in any of the Courts of Record in said County, or liens of any kind affecting the title to said real estate, and there are no judgments or transcripts of judgments indexed and docketed on the judgment docket against any of the following named parties affecting the title to said real estate, except as shown in the Abstract:

[NAMES CERTIFIED TO / NOTATION AS TO OUTSTANDING PROCEEDINGS / OR "NONE FOUND"]

3. The records of the County Treasurer of said County disclose that:

a. Said real property has been assessed for ad valorem taxes for each year covered by this Certificate for which ad valorem taxes could be a lien against said real property; and there are no ad valorem taxes which are a lien on said property, due and unpaid on said property, nor tax sales thereof unredeemed, nor tax deeds given thereon, EXCEPT:

[AD VALOREM TAXES]

b. There are no unpaid personal property taxes which are a lien on the real property and there are no matured or unmatured unpaid special assessments certified to the Office of the County Treasurer due and unpaid, nor tax sales thereof unredeemed, nor tax deeds given thereon, EXCEPT:

[PERSONAL PROPERTY TAXES / SPECIAL ASSESSMENTS]

4. The undersigned is a duly qualified and lawfully bonded abstractor, who is granted a Certificate of Authority in accordance with the Statutes of the State of Oklahoma to engage in the business of abstracting, and whose bond is in force at the date of this Certificate. The undersigned has a complete set of indexes to the records of said County, in compliance with Title 1 of the Oklahoma Statutes, compiled from the records and not copied from the indexes in the County Clerk, and the searches covered by this certificate reflect the records of said County and are not restricted to the indexes in the Office of the County Clerk.

This certificate covers pages numbered _____ to _____ both inclusive, and covers the period from _____ at ____m. to _____ at ____m.

Dated this _____ day of _____, _____

[NAME OF CERTIFICATE OF AUTHORITY]

By: _____
[Entity Officer]
OAB Certificate of Authority # _____

By: _____
Abstractor, License # _____