



Return To:  
CDRFT, LLC  
c/o Wayne Chambers,  
3238 N. 372 Road  
Holdenville, OK 74848

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **57.75**  
Filed/insured by: First American Title Insurance Company  
File No.: **2358644-SH01 (DKB)**

Tax ID#: **TBD**

That **St. Gregory's Abbey**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **CDRFT, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Pottawatomie** County, State of **Oklahoma**, to wit:

**SURFACE ONLY:**

**A tract of land located in the Northwest Quarter (NW/4) of Section Thirteen (13), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, with an assumed basis of bearing of S89.19'02"W along the North Section line of the said NW/4 more particularly described as commencing at the Northeast Corner of said NW/4; thence S00°30'47"E for a distance of 298.00 feet along the East section line of said NW/4 to the point of beginning; thence S00°30'47"E continuing along the East section line of said NW/4 for a distance of 50.00 feet; thence S89°19'02"W for a distance of 430.00 feet; thence S00°30'47"E for a distance of 293.72 feet to a point on the 100 foot R/W of HWY 270 Business/Kickapoo Spur Ave; thence in a curve to the Left with a radius of 2391.03 feet for a distance of 306.84 feet and a cord bearing of S76°23'12"W for a cord distance of 306.62 feet; thence N00°30'47"W for a distance of 401.96 feet; thence N89°19'02"E for a distance of 730.87 feet to the point of beginning.**

**LESS AND EXCEPT ANY AND ALL INTEREST IN AND TO ALL OF THE OIL, GAS, COAL AND OTHER MINERALS AND ALL RIGHTS PERTAINING THERETO.**

Property Address: **Vacant Land, Shawnee, OK 74801**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, 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.

First American Title SH 2358644

**STATE OF OKLAHOMA**  
Pottawatomie County  
Documentary Stamps: \$ 57.75



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**From:** Assessor2  
**Sent:** Thursday, May 19, 2022 1:08 PM  
**To:** CASEYJROYE@HOTMAIL.COM  
**Subject:** 2018-13492 PROPERTY SPLIT

Casey,

I have attached the documents, reflecting the changes I made today. The last call on the legal varies from the deed/ survey only because it allowed me to close the map. I know the variation is due to the "curve to the left" at the hwy r-o-w. So your legal description is correct, I just wanted to explain why my last call for tax purposes was slightly different. If you have any questions, feel free to email or call me. Thank you for bringing this to our attention!

Thank you!  
Jenny Crawford

~~Update~~ find file

3 Acres  
Shawnee

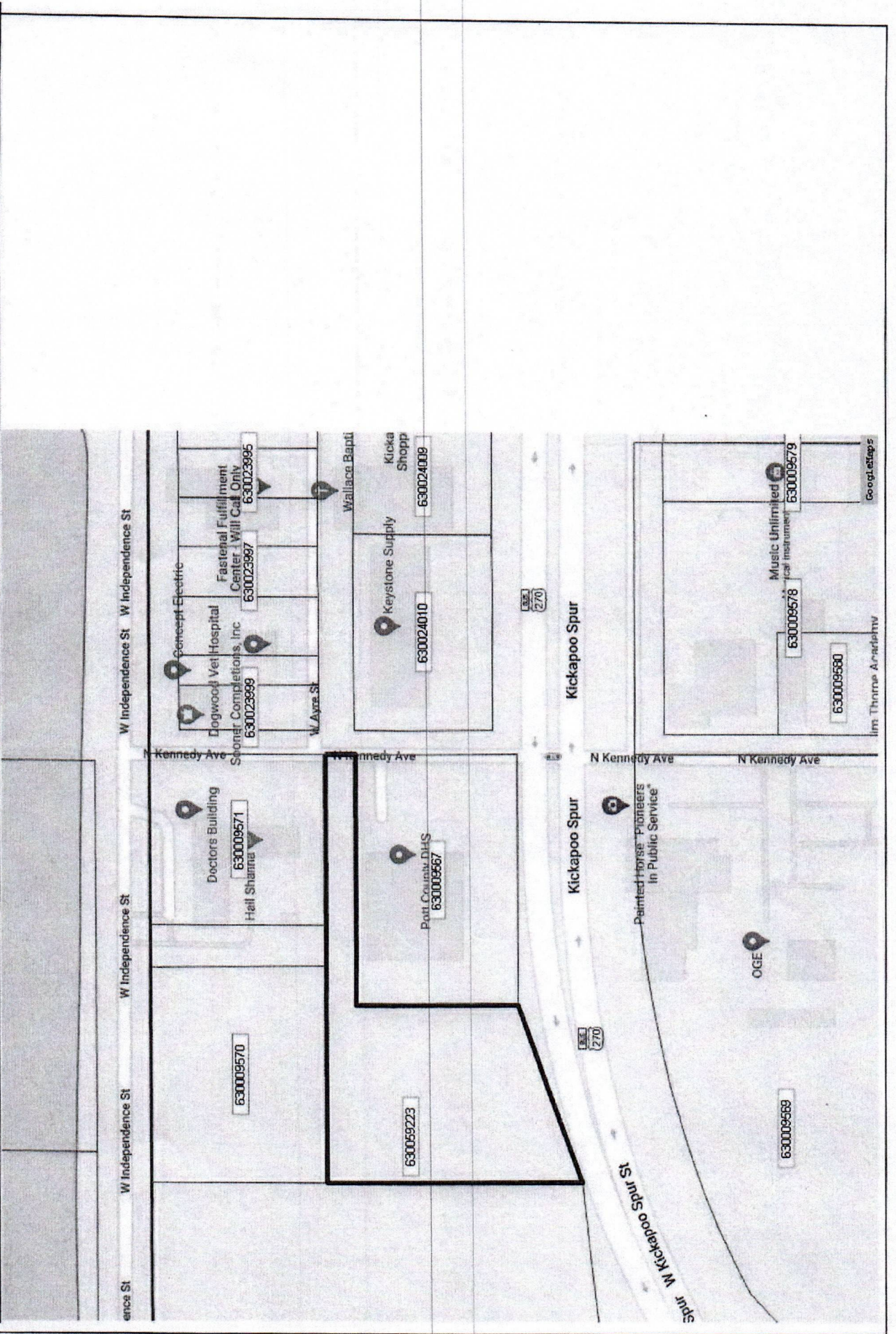


# Pottawatomie Map Image

Data provided by Leona Satterfield County Assessor

Date 05/19/2022  
Time 12:59:58  
Latitude -96.940507  
Longitude 35.3458208

Map Image



ence St

W Independence St

W Independence St

W Independence St

W Independence St

N Kennedy Ave

N Kennedy Ave

N Kennedy Ave

N Kennedy Ave

N Kennedy Ave

Kickapoo Spur

Kickapoo Spur

Spur W Kickapoo Spur St

Dogwood Vet Hospital  
Seonair Completions, Inc  
630023999

Generel Electric

Fastenal Fulfillment  
Center - Will Call Only  
630023997

630023995

Doctors Building  
630009571  
Heil Shantina

630009570

Post County DHS  
630009567

630059223

Wallace Baptist  
Keystone Supply  
630024010

630024009

Kicka  
Shopp

Painted Horse - Pioneers  
In Public Service

OGE

630009568

Music Unlimited  
K&B Instrument  
630009578

630009579

630009580

Jim Thorne Architects

Googl.e.stap.s



# Pottawatomie

## Assessment Property Record Card

Data provided by Leona Satterfield County Assessor

Date 05/19/2022  
 Time 12:58:49  
 Page 1

Assessment Data					Primary Image				
Account	630059223				No Image On File				
Parcel ID	0000-13-010-003-0-033-00								
Cadastral ID	0000-010-003-13-0-002-00								
Property Type	REAL - Real Property								
Property Class	UC								
Tax Area	218 - 93 Shawnee								
Name ID	19766								
CDRFT LLC									
P O BOX 733 STIGLER	OK 74462-0000								
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size			3.05 - Acres				
Sec/Twn/Rng	13 / 10 / 3 / 0								
Neighborhood	-								
School District	93 - 93-R Shawnee								
Legal Description					Building Permits				
13-10N-03E A TRACT IN NW/4 BEGINNING AT NE/C NW THEN S003047E A DISTANCE OF 298 FT AS POB THEN S003047E A DISTANCE OF 50 FT THEN S891902W A DISTANCE OF 430 FT THEN S003047E A DISTANCE OF 293.72 FT THEN S762312W A DISTANCE OF 306.62 FT THEN N003047W A DISTANCE OF 401.96 FT THEN N883004E A DISTANCE OF 728.74 FT TO					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2018/13492	BENEDICTINE FATHERS	11/19/2018	38,500	Q
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	100.760	Current Tax
Remove Cap	2019	Land Value	38,500	38,500	12%	4,620	Assessed	4,620	465.51
Year Frozen		Improvements	0	0		0	Penalty	0	
New Construction	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	38,500	38,500		4,620	Total Taxable	4,620	466.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax

REF-OTC

961

Revised 11-2021

# SALE CONFIRMATION QUESTIONNAIRE

Leona Satterfield  
Pottawatomie County Assessor  
325 N Broadway  
Shawnee OK 74801-  
(405) 275-4740 ●



05/19/2022



CDRFT LLC

Email Address

Parcel ID 0000-13-010-003-0-033-00  
Account 630059223  
Book/Page 2018 - 13492  
Sale Date 11/19/2018  
School District 93

P O BOX 733  
STIGLER OK 74462-0000

Our records indicate a deed was filed on 11/20/2018 on your property described below reflecting a sale price for \$38,500. Your cooperation in completing this sales questionnaire will assist in making a fair and equitable appraisal of your property. If you have any questions please do not hesitate to call our office.

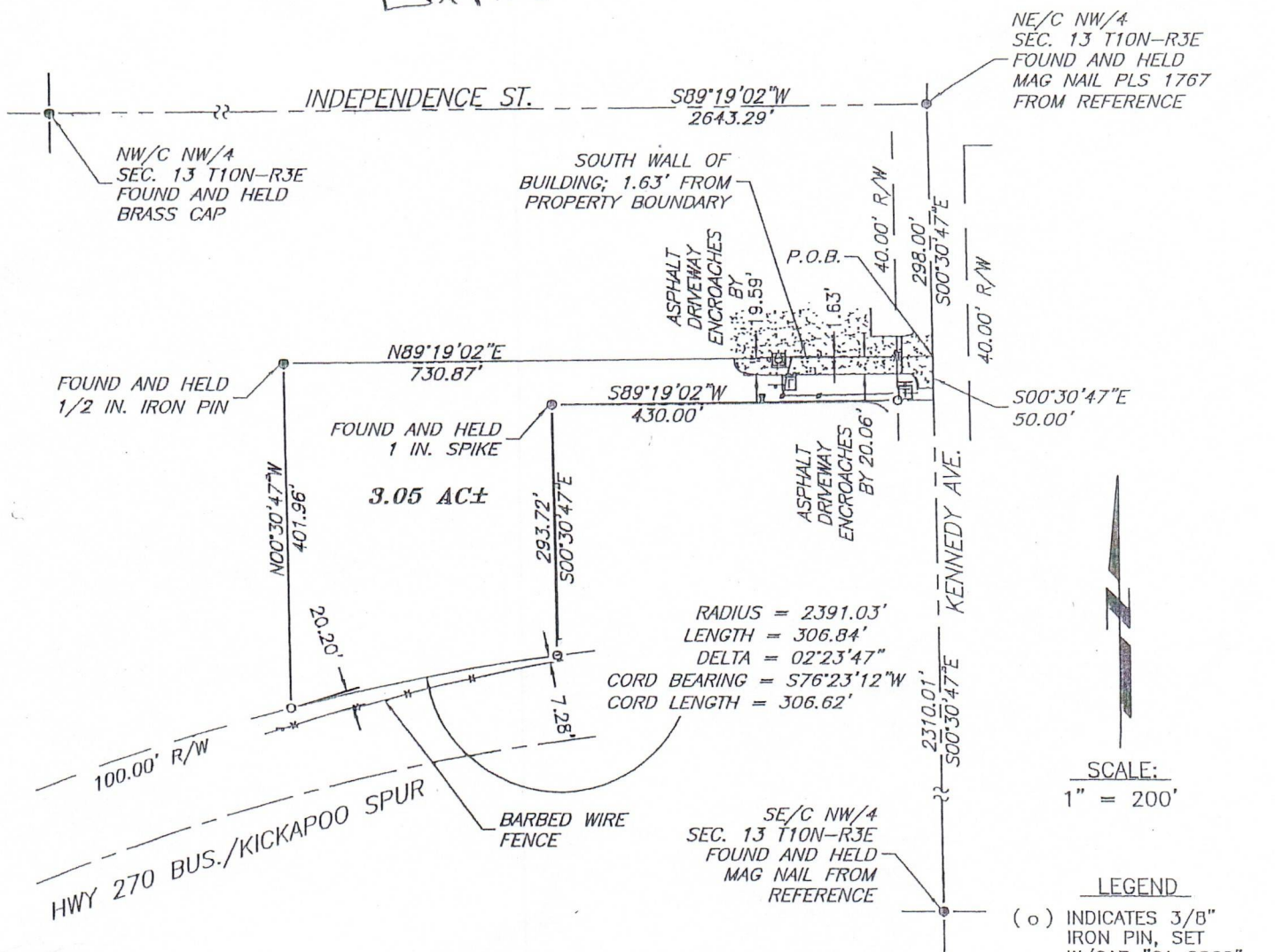
**Situs Address:**

**Included Accounts**

Account	Legal Description
630059223	13-10N-03E A TRACT IN NW/4 BEGINNING AT NE/C NW THEN S003047E A DISTANCE OF 298 FT AS POB THEN S003047E A DISTANCE OF 50 FT THEN S891902W A DISTANCE OF 430 FT THEN S003047E A DISTANCE OF 293.72 FT THEN S762312W A DISTANCE OF 306.62 FT THEN N003047W A DISTANCE OF 401.96 FT THEN N883004E A DISTANCE OF 728.74 FT TO POB CONTAINING 3 .05 ACRES MORE OR LESS

# BOUNDARY SURVEY

## Exhibit "A"



NE/C NW/4  
SEC. 13 T10N-R3E  
FOUND AND HELD  
MAG NAIL PLS 1767  
FROM REFERENCE

NW/C NW/4  
SEC. 13 T10N-R3E  
FOUND AND HELD  
BRASS CAP

FOUND AND HELD  
1/2 IN. IRON PIN

FOUND AND HELD  
1 IN. SPIKE

**3.05 AC±**

RADIUS = 2391.03'  
LENGTH = 306.84'  
DELTA = 02°23'47"  
CORD BEARING = S76°23'12"W  
CORD LENGTH = 306.62'

SCALE:  
1" = 200'

**LEGEND**

- (o) INDICATES 3/8" IRON PIN, SET W/CAP "CA 2260"
- (•) INDICATES EXISTING MONUMENT
- (x) INDICATES CUT "X" IN CONCRETE
- (R/W) INDICATES RIGHT OF WAY
- X— INDICATES FENCE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ GAS METER
- ⊙ TELEPHONE PEDESTAL
- SIGN

**CERTIFICATE OF SURVEY:**

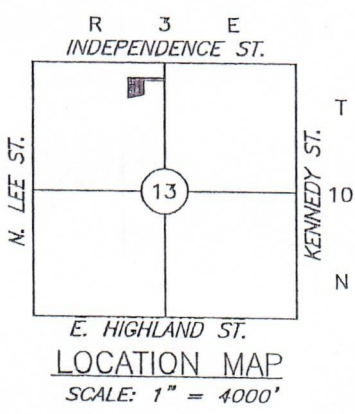
DATE OF SURVEY FEBRUARY 23, 2015, BILLY GENE KNIGHT, LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE, THAT A CAREFUL SURVEY OF A TRACT OF LAND AS DESCRIBED BELOW WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTEEN (13) TOWNSHIP TEN (10), RANGE THREE (3) EAST OF THE INDIAN BASE MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH AN ASSUMED BASIS OF BEARING OF S89°19'02"W ALONG THE NORTH SECTION LINE OF THE SAID NW/4 MORE PARTICULARLY DESCRIBED BY BILLY GENE KNIGHT, LS #1244 ON FEBRUARY 23, 2015 AS: COMMENCING AT THE NORTHEAST CORNER (NE/C) OF SAID NW/4: THENCE S00°30'47"E FOR A DISTANCE OF 298.00 FEET ALONG THE EAST SECTION LINE OF SAID NW/4 TO THE POINT OF BEGINNING (P.O.B.); THENCE S00°30'47"E CONTINUING ALONG THE EAST SECTION LINE OF SAID NW/4 FOR A DISTANCE OF 50.00 FEET; THENCE S89°19'02"W FOR A DISTANCE OF 430.00 FEET; THENCE S00°30'47"E FOR A DISTANCE OF 293.72 FEET TO A POINT ON THE ONE-HUNDRED (100) FOOT R/W OF HWY 270 BUSINESS / KICKAPOO SPUR AVE.; THENCE IN A CURVE TO THE LEFT WITH A RADIUS OF 2391.03 FEET FOR A DISTANCE OF 306.84 FEET AND A CORD BEARING OF S76°23'12"W FOR A CORD DISTANCE OF 306.62 FEET; THENCE N00°30'47"W FOR A DISTANCE OF 401.96 FEET; THENCE N89°19'02"E FOR A DISTANCE OF 730.87 FEET TO THE POINT OF BEGINNING. CONTAINING 3.05 ACRES, MORE OR LESS.

**GENERAL NOTES:**

A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.



IF THE SURVEYOR'S SEAL IMPRESSION IS NOT RED COLORED, THE PLAT IS A COPY.

*Billy Gene Knight*  
Billy Gene Knight, P.L.S. 1244

2-24-15  
Date

ANDES ENGINEERING L.L.C. & ASSOCIATES  
www.landesengineering.net  
903 EAST 35TH STREET, SHAWNEE, OK. 74804  
405-275-5755 CA #2260 EXP. 6-30-15

ST. GREGORY'S ABBEY  
SHAWNEE, OKLAHOMA

E DRAFTED: 02-23-2015 DATE OF LAST SITE VISIT: 02-20-2015

DRAWN BY: dl CHECKED BK  
REVISED:

DRAWING NUMBER:  
7200 *7/2*