



GREEN COUNTRY SURVEYING

301 E. GRAHAM AVE.
P.O. BOX 445
PRYOR, OKLAHOMA 74362
918-825-6575 OFFICE
918-825-3606 FAX

LEGAL DESCRIPTION PLAT

SCALE 1"=125'

CRD. FILE GRNBEACH
PL. FILE BARBER-3 PL., LGL.

DRAWN BY JAC
CHECKED BY GMF
DATE 9/15/19

LEGAL DESCRIPTION

A tract of land situated in the Northeast Quarter of the North Quarter (NE/4 NE/4) of Section 13, Township 25 North, Range 22 East of the Indian Base and Meridian, Delaware County, State of Oklahoma and more particularly described as follows to-wit:

Beginning at the Northeast Corner of the South Half of the North Half of the Northeast Quarter of the Northeast Quarter:

THENCE South 00 degrees 21 minutes 15 seconds West for a distance of 98.20 feet and along the Center line of the existing asphalt road;

THENCE South 17 degrees 51 minutes 17 seconds West for a distance of 32.92 feet and along solid Center line;

THENCE South 45 degrees 22 minutes 03 seconds West for a distance of 58.76 feet and along solid Center line;

THENCE South 58 degrees 41 minutes 14 seconds West for a distance of 191.04 feet and along solid Center line;

THENCE South 52 degrees 54 minutes 34 seconds West for a distance of 47.27 feet and along solid Center line;

THENCE South 45 degrees 31 minutes 02 seconds West for a distance of 152.73 feet and along solid Center line;

THENCE South 49 degrees 15 minutes 29 seconds West for a distance of 62.83 feet and along solid Center line;

THENCE South 53 degrees 53 minutes 22 seconds West for a distance of 114.74 feet and along solid Center line;

THENCE South 62 degrees 45 minutes 27 seconds West for a distance of 389.05 feet and along solid Center line;

THENCE South 57 degrees 45 minutes 14 seconds West for a distance of 101.49 feet and along solid Center line;

THENCE South 51 degrees 37 minutes 43 seconds West for a distance of 45.38 feet and along solid Center line;

THENCE South 44 degrees 03 minutes 48 seconds West for a distance of 74.78 feet and along solid Center line;

THENCE South 31 degrees 19 minutes 05 seconds West for a distance of 62.75 feet and along solid Center line;

THENCE South 27 degrees 06 minutes 15 seconds West for a distance of 154.80 feet and along solid Center line to a point on the South line of a road NE/4 of the NE/4;

THENCE North 16 degrees 53 minutes 32 seconds East for a distance of 186.80 feet to a point on the S.D.A. Telling Line;

THENCE North 16 degrees 08 minutes 28 seconds East for a distance of 418.50 feet and along solid Center line;

THENCE North 45 degrees 23 minutes 10 seconds East for a distance of 179.00 feet and along solid Center line;

THENCE North 63 degrees 21 minutes 28 seconds East for a distance of 258.50 feet and along solid Telling line;

THENCE North 23 degrees 49 minutes 28 seconds East for a distance of 213.11 feet and along solid Telling line;

THENCE North 88 degrees 01 minutes 32 seconds East for a distance of 112.88 feet;

THENCE South 87 degrees 49 minutes 32 seconds East for a distance of 83.38 feet;

THENCE North 02 degrees 36 minutes 28 seconds East for a distance of 6.78 feet to a point on the North line of said S/2 of the NE/4 of the NE/4;

THENCE North 88 degrees 01 minutes 32 seconds East for a distance of 432.50 feet and along solid North line to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 10.2680 acres more or less.

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 25125 S Horsecreek Drive, Afton, OK 74331
 13-25-22 PT OF NE NE MORE PARTICULARLY DESCRIBED AS: BEG AT NE COR S/2 N/2 NE
 SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services (Continued on Page 2)	Working	Not Working	Do Not Know if Working	None/Not Included
Sprinkler System				none
Swimming Pool				none
Hot Tub/Spa				none
Water Heater <u> </u> Electric <u>✓</u> Gas <u> </u> Solar <u>Propane</u>	✓			
Water Purifier	✓			
Water Softener <u> </u> Leased <u>✓</u> Owned	✓			
Sump Pump				none
Plumbing	✓			
Whirlpool Tub <u>master</u>	✓			
Sewer System <u> </u> Public <u>✓</u> Septic <u> </u> Lagoon	✓			
Air Conditioning System <u>✓</u> Electric <u> </u> Gas <u> </u> Heat Pump	✓			
Window Air Conditioner(s)				
Attic Fan	off			none
Fireplaces	✓			
Heating System <u> </u> Electric <u>✓</u> Gas <u> </u> Heat Pump	✓			
Humidifier				none
Ceiling Fans	✓			
Gas Supply <u> </u> Public <u>✓</u> Propane <u> </u> Butane	✓			
Propane Tank <u> </u> Lease <u>✓</u> Owned <u>500 gal</u>	✓			
Electric Air Purifier				none
Garage Door Opener	✓			
Intercom				none
Central Vacuum				none
Security System <u> </u> Rent <u> </u> Own <u>✓</u> Monitored <u> </u> Financed	✓			

APPENDIX A RPCD STATEMENT (1-1-2023)

Page 1 of 4

Buyer's Initials Buyer's Initials

Seller's Initials CLP Seller's Initials

Keller Williams Elite, ABW Inc., 5629 N. Classen Oklahoma City OK 73118
 Ginger Richy

Phone: 0188012219 Fax:
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Barbee 25125 S.

LOCATION OF SUBJECT PROPERTY 25125 S Horsecreek Drive, Afton, OK 74331
13-25-22 PT OF NE NE MORE PARTICULARLY DESCRIBED AS: BEG AT NE COR S/2 N/2 NE

Appliances/Systems/Services (Continued from Page 1)	Working	Not Working	Do Not Know If Working	None/Not Included
Smoke Detectors	✓			
Dishwasher	✓			
Electrical Wiring	✓			
Garbage Disposal	✓			
Gas Grill				None
Vent Hood	✓			
Microwave Oven	✓			
Built-in Oven/Range	✓			
Kitchen Stove	✓			
Trash Compactor				None
Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed				None
Source of Household Water <input type="checkbox"/> Public <input checked="" type="checkbox"/> Well <input type="checkbox"/> Private/Rural District	✓			

IF YOU ANSWERED Not Working to any items on page one, please explain. Attach additional pages with your signature.

Zoning and Historical

1. Property is zoned: (Check One) ☒ residential ☐ commercial ☐ historical ☐ office ☐ agricultural
☐ industrial ☐ urban conservation ☐ other ☐ unknown

2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district?
(Check One) ☐ Yes ☐ No ☐ Unknown

Flood and Water	Yes	No
3. What is the flood zone status of the property? <u>not in flood zone</u>		✓
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?		✓
5. Are you aware of any flood insurance requirements concerning the property?		✓
6. Are you aware of any flood insurance on the property?		✓
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?		✓
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"		✓
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?		✓
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?		✓
Additions/Alterations/Repairs (Continued on Page 3)	Yes	No
11. Are you aware of any additions being made without required permits?	✓	
12. Are you aware of any previous foundation repairs?		✓
13. Are you aware of any alterations or repairs having been made to correct defects?		✓
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage? <u>New Roof April 2022</u>	✓	
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property? <u>✓</u>	✓	

Buyer's Initials _____ Buyer's Initials _____ Seller's Initials ayb Seller's Initials _____

LOCATION OF SUBJECT PROPERTY 25125 S Horsecreek Drive, Afton, OK 74331
13-25-22 PT OF NE NE MORE PARTICULARLY DESCRIBED AS: BEG AT NE COR S/2 N/2 NE

Additions/Alterations/Repairs (Continued on Page 2)	Yes	No
16. Approximate age of roof covering, if known <u>New in April 2022</u> number of layers, if known <u>2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Do you know of any current defects with the roof covering?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Are you aware of treatment for termite or wood-destroying organism infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Are you aware of a termite bait system installed on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost \$ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Are you aware of any damage caused by termites or wood-destroying organisms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Are you aware of major fire, tornado, hail, earthquake or wind damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired? <u>Roof 2022</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental	Yes	No
25. Are you aware of the presence of asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Are you aware of the presence of radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Have you tested for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Are you aware of the presence of lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Have you tested for lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Are you aware of any underground storage tanks on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Are you aware of the presence of a landfill on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33. Are you aware of the existence of prior manufacturing of methamphetamine?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34. Have you had the property inspected for mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35. Are you aware of any remedial treatment for mold on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36. Are you aware of any condition on the property that would impair the health or safety of the occupants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37. Are you aware of any wells located on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? Yes _____ No _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
39. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Are you aware of encroachments affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) _____ monthly _____ quarterly _____ annually Are there unpaid dues or assessments for the property? _____ YES _____ NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43. Are you aware of any zoning, building code or setback requirement violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPENDIX A RPCD STATEMENT (1-1-2023)

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Buyer's Initials _____ Buyer's Initials _____ Seller's Initials Qy-B Seller's Initials _____

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LOCATION OF SUBJECT PROPERTY 25125 S Horsecreek Drive, Afton, OK 74331
13-25-22 PT OF NE NE MORE PARTICULARLY DESCRIBED AS: BEG AT NE COR S/2 N/2 NE

Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from Page 3)	Yes	No
46. Are you aware of any filed litigation or lawsuits directly or indirectly affecting property, including a foreclosure?		<input checked="" type="checkbox"/>
47. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) _____ monthly _____ quarterly _____ annually		<input checked="" type="checkbox"/>
48. Is the property located in a private utility district? Check applicable _____ Water _____ Garbage _____ Sewer _____ Other _____ If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)		<input checked="" type="checkbox"/>
Miscellaneous	Yes	No
49. Are you aware of other defect(s) affecting the property not disclosed above?		
50. Are you aware of any other fees or dues required on the property that you have not disclosed?		

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

Property has 8 RV ^{Sites} full electric/septic hookups separate electric and septic from main home.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? ☐ YES ☐ NO. If yes, how many? _____

Amanda Barber 10/13/2023
Seller's Signature Date Seller's Signature Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature Date Purchaser's Signature Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission website www.orec.ok.gov.

APPENDIX A RPCD STATEMENT (1-1-2023)

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Buyer's Initials _____ Buyer's Initials _____ Seller's Initials AB Seller's Initials _____

Notification of Private Dock Sale

(to be completed prior to/or at closing)

Private Dock Permit Number: _____ Outstanding Permit Fees (if any): _____

Lake Property Address: 25125 S Horsecreek Drive Afton OK 74331
City State Zip

Location of Property on Lake: Grand Lake O' the Cherokees Arm/Cove/Area Horsecreek

Legal Description: County _____ Section _____, Township _____, Range _____

Buyer Name: _____
BUYER MUST STILL SUBMIT APPLICATION TO TRANSFER THE DOCK PERMIT

Buyer Address: _____

Buyer Phone Number: _____ Buyer Email: _____

Seller Name: Amanda L Barbee

Seller Phone Number: (918)782-8598 Seller Email: barbeereserve@yahoo.com

Terms and Conditions:

Buyer agrees to the following:

- 1) To abide by the rules and regulations governing the use of Shorelands and Waters of GRDA
- 2) To submit an application to transfer the dock and comply with all construction standards within 14 days of the real estate closing.
- 3) Grants permission to GRDA, through its authorized employees to physically inspect the dock when necessary and reasonable.

Buyer Signature _____ Date _____

Real Estate Agent Signature _____ Real Estate Closing Date _____

Ginger Richey Keller Williams Realty Elite, ABW Inc
Real Estate Agent Printed Name Real Estate Company

****Form must be submitted to the Grand River Dam Authority prior to/or at the scheduled real estate closing. Form can be emailed to lakepermits@grda.com, faxed to 918-256-0907, or delivered by mail to PO Box 70, Langley OK 74350.**

NOTE: THIS FORM DOES NOT GUARANTEE YOU A DOCK PERMIT WITH GRDA. IT SIMPLY PROVIDES GRDA CONTACT INFORMATION FOR PROPERTY ASSOCIATED WITH A DOCK OR GRDA LAKES.

Version 1.1:03-17-2021