



*****ELECTRONICALLY FILED DOCUMENT*****

After Recording return to:
Apex Title & Closing Services, LLC
3510 South 79th East Avenue
Tulsa, OK 74145

Mail Tax Statement: 1416 East 34th Street Tulsa, OK 74105

JOINT TENANCY WARRANTY DEED

Documentary Stamps \$1,237.50

File No.: 25201520

That Pete Regan, a single person, party(ies) of the first part, 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 the SURFACE INTEREST ONLY unto Robert Turner Biffle, a single person, and William R Freeman, a single person, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, party(ies) of the second part, the following described real property and premises situated in Tulsa County, State of Oklahoma, to wit:

The East Half (E1/2) of Lot Eleven (11), Block Seven (7), OLIVERS ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Property Address: 1416 East 34th Street, Tulsa, OK 74105

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint tenants, and to the heirs, successors and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 18 day of November, 2025.

Pete Regan
Pete Regan

ACKNOWLEDGMENT – Oklahoma Form

STATE OF Oklahoma }

} ss.

COUNTY OF Tulsa }

Before me, the undersigned, a Notary Public, in and for said County and State, on this 18 day of November, 2025 personally appeared Pete Regan, a single person, known to me to be the person/persons who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein set forth.

Melanie Brooke Sherl
NOTARY PUBLIC

My Commission Expires:
Company: Apex Title & Closing Services, LLC

Tax ID #: 30675 93 19 10665

File/Insured by: Apex Title & Closing Services, LLC/ Apex Underwriters, Inc.



OAG 2024-1 - INDIVIDUAL

Exhibit to Deed

(EC)

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA TEXAS

ss.

COUNTY OF Harris

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned William R Freeman
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:
 - ☒ the person obtaining the real property identified in the Deed to which this Affidavit is attached (the "Property").
 - ☐ the person obtaining the Property's attorney-in-fact.
 - ☐ the person obtaining the Property's court-appointed guardian or personal representative.
3. The person obtaining the Property is:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. The person obtaining the Property acquired title to the Property.
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
6. I acknowledge and understand that 60 O.S. § 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that 60 O.S. § 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. The person obtaining the Property acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANTS SETH HCO.

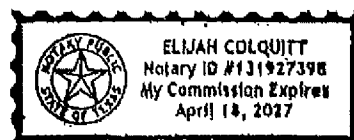
AFFIANT, individually and as authorized agent of the Entity

Date

11/19/25

The foregoing instrument was subscribed and sworn to before me this 19 day of November
 2025 by William Randall Freeman

Eljah Colquitt
 NOTARY PUBLIC

My Commission Expires: April 18, 2027My Commission Number: 131927398

OAG 2021-1 - INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA TEXAS

ss.

COUNTY OF Harris

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Robert Turner Biffle
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:
 - ☒ the person obtaining the real property identified in the Deed to which this Affidavit is attached (the "Property").
 - ☐ the person obtaining the Property's attorney-in-fact.
 - ☐ the person obtaining the Property's court-appointed guardian or personal representative.
3. The person obtaining the Property is:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. The person obtaining the Property acquired title to the Property.
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 of sec. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
6. I acknowledge and understand that 60 O.S. § 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that 60 O.S. § 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. The person obtaining the Property acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Robert Turner Biffle
 AFFIANT, individually and as authorized agent of the Entity

Date

11/19/25

The foregoing instrument was subscribed and sworn to before me this 14 day of November
 2025, by Robert Turner Biffle

NOTARY PUBLIC

My Commission Expires: April 18, 2027My Commission Number: 131927398