



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

Documentary Stamps: 68 3202 #4
Property Address: 6542 E 85th Street, Tulsa, OK 74133-4144
Mailing Address: Same as above

GENERAL WARRANTY DEED
(Oklahoma Statutory Form)

THIS INDENTURE, made this 9th day of April, 2024, **Joan M. Albert and Phillip Barry Albert, wife and husband**, party of the first part, party grantor and **Joan M Albert**, party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, their heirs, executors and administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Five (5), Block Two (2), HUNTINGTON PLACE, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party grantor, **Joan M. Albert and Phillip Barry Albert, wife and husband**, their heirs, executors and administrators does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, their heirs, executors and administrators, against said party grantor, its heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

RECORD & RETURN
FirsTitle & Abstract Services, LLC
1401 S Boulder Ave
Tulsa, OK 74119 607864

IN WITNESS WHEREOF, the said party grantor, has executed or caused to be executed, this instrument the day and year first above written.

BY: Joan M. Albert
Joan M. Albert

BY: Phillip Barry Albert
Phillip Barry Albert

STATE OF OKLAHOMA

COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State on this 9th of April, 2024, personally appeared Joan M. Albert and Phillip Barry Albert, wife and husband, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

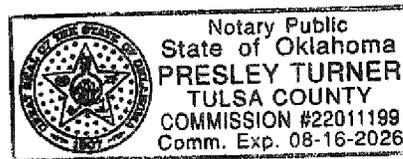
Given under my hand and seal of office the day and year above written.

Presley Turner
Notary Public

My Commission Expires:

(SEAL)

UNOFFICIAL COPY



OAG 2024-1 - INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF Oklahoma)

COUNTY OF Tulsa) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Joan M. Albert
(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 am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- 2. I have personal knowledge of the statements made herein.
- 3. I am:

- 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. I acquired title to the real property identified in the Deed to which this Affidavit is attached (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 shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she 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 in accordance with federal law.

- 6. I acknowledge and understand that section 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 section 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. I 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 section 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.

Joan M. Albert
AFFIANT

4/9/24
Date

The foregoing instrument was subscribed and sworn to before me this 9th day of April, 2024 by Joan M. Albert

Presley Turner
NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____

