



Return To:
Builders Investment Group LLC
1723 West Britton Road
Oklahoma City, OK 73120

First American Title
615 S. I-35 Service Rd.
Moore, OK 73160

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **375.00**

Tax ID#: **3681-13-076-9748**

Filed/insured by: First American Title Insurance
Company
File No.: **2907461-OK15 (MM)**

That **Pirana C. Martinez, Trustee of The Friday Family Revocable Living Trust**, (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 **Builders Investment Group LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

***dated 28th day of September, 2011.**

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), in Block One Hundred-Eight (108), of COLLEGE PARK ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: **340 NW 122nd Street, Oklahoma City, OK 73114**

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.

Signed and delivered this **January 21, 2025.**

2907461

BL

4/24

DOC 375

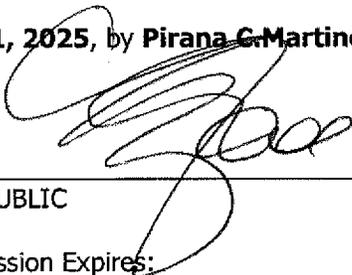
Friday Family Revocable Living Trust dated 28th day of September, 2011


Pirana C. Martinez, Successor Trustee

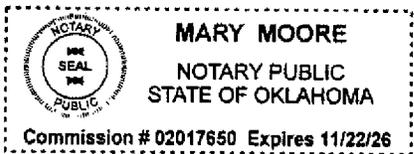
ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }
 } **ss.**
COUNTY OF **Oklahoma** }

This instrument was acknowledged before me on **January 21, 2025**, by **Pirana C. Martinez, Trustee of The Friday Family Revocable Living Trust**,
*dated 28th day of September, 2011.



NOTARY PUBLIC
My Commission Expires:



Mail Tax Statements To:

same as return

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST **Exhibit to Deed**
AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
COUNTY OF Oklahoma) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Willard F. Barnett (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Manager (role, such as titled officer or trustee) of Builders Investment Group, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. 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.

4. The Entity 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.

5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

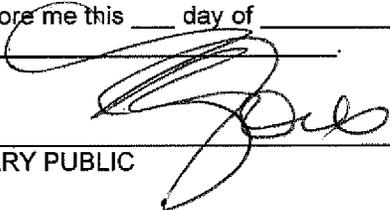
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Willard F. Barnett
AFFIANT, individually and as authorized agent of the Entity

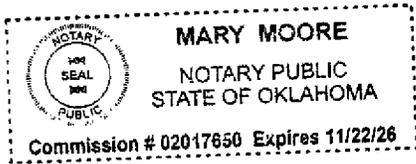
JAN 21 2025
Date

The foregoing instrument was subscribed and sworn to before me this JAN 21 2025 day of _____, 20____,
by Willard F. Barnett



NOTARY PUBLIC

My Commission Expires: _____



Legal Description

Lots Thirteen (13), Fourteen (14], Fifteen {15), Sixteen (16), Seventeen (17), Eighteen (18], Nineteen(19), Twenty(20), Twenty-One(21), Twenty-Two(22), Twenty-Three(23) and Twenty-Four (24), in Block One Hundred-Eight (108), of COLLEGE PARK ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

I, Builders Investment Group LLC or,
Property Owner of Record

Trey West authorize,
Agent of the Property Owner of Record and Title

Brady Ghaniabadi
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

340 NW 122ND STREET OKLAHOMA CITY, OK

Address and/or County Assessor account number and County Name

By: W. Burt
Signature

Title: MANAGER
Manager / Proprietor

Date: 1/30/25
MM/DD YYYY

OWNERSHIP REPORT
FILE NUMBER 2914002-OK99

EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 A.M.
DATE PREPARED: JANUARY 28, 2025

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3681	R130769748	MARTINEZ PIRANA TRS, FRIDAY FAMILY REV LIVING TRUST	4637 NW 159TH ST	EDMOND	OK	73013	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD BLK 108 LOT 000 LOTS 13 THRU 24 (SUBJECT PROPERTY)	340 NW 122ND ST OKLAHOMA CITY
3662	R131250915	SEALY NW 122ND STREET LLC	333 TEXAS ST, Unit 1050	SHREVEPORT	LA	71101	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SE4 SEC 16 13N 3W BEING W315FT OF E1605FT S610FT SE4 & W30FT OF E1635FT S680FT SE4 & N120FT OF W290FT E1925FT S680FT SE4 & W290FT OF E1925FT S560FT SE4 SUBJ TO ESMTS OF RECORD	311 NW 122ND ST, Unit 100 OKLAHOMA CITY
3662	R131250900	EQUIPMENT TECHNOLOGY LLC, C/O SAVAGE SAVAGE & BROWN	PO BOX 22845	OKLAHOMA CITY	OK	73123- 1845	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SE4 SEC 16 13N 3W BEG 1950FT W OF SE/C SE4 TH E25FT N680FT W25FT S680FT TO BEG CONT .39ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY

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3662	R131250890	EQUIPMENT TECHNOLOGY LLC	341 NW 122ND ST	OKLAHOMA CITY	OK	73114- 7318	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SEC 16 13N 3W 000 000 PT SE4 SEC 16 13N 3W BEG AT SW/C SE4 TH N688.11FT E697.02FT S688.10FT W695.71FT TO BEG CONT 11ACRS MORE OR LESS	441 NW 122ND ST OKLAHOMA CITY
3681	R130769172	SAXTON JAMIE	408 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7303	COLLEGE PARK ADD	102	000	COLLEGE PARK ADD 102 000 LOTS 5 & 6	408 NW 121ST ST OKLAHOMA CITY
3681	R130769168	PRESTON LANE PROPERTIES LLC	2011 W DANFORTH RD, Unit 117	EDMOND	OK	73003	COLLEGE PARK ADD	102	000	COLLEGE PARK ADD 102 000 LOTS 3 & 4	404 NW 121ST ST OKLAHOMA CITY
3681	R130769164	JONES PRENTISS C	400 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7303	COLLEGE PARK ADD	102	000	COLLEGE PARK ADD 102 000 LOTS 1 & 2	400 NW 121ST ST OKLAHOMA CITY
3681	R130769302	YANG XIUZHEN	2408 MERLOT CT	EDMOND	OK	73012	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 LOTS 22 23 & 24	344 NW 121ST ST OKLAHOMA CITY
3681	R130769298	NEWBY CLINT	332 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7301	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 LOTS 20 & 21	332 NW 121ST ST OKLAHOMA CITY

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3681	R130769294	MONTGOMERY MARIA & SYLVESTER CO TRS, MONTGOMERY LIV TRUST	330 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7301	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 LOTS 18 & 19	330 NW 121ST ST OKLAHOMA CITY
3681	R130769290	OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 LOTS 16 & 17 EXEMPT	328 NW 121ST ST OKLAHOMA CITY
3681	R130769286	VANCAUWENBERGH STEVEN R	320 NW 121ST ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 LOTS 14 & 15	320 NW 121ST ST OKLAHOMA CITY
3681	R130769282	DOAN THANG	316 NW 121ST ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 LOTS 12 & 13	316 NW 121ST ST OKLAHOMA CITY
3681	R130769276	WALLACE WENDELL L, WALLACE DOROTHY M	PO BOX 13516	OKLAHOMA CITY	OK	73113- 1516	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 LOTS 10 & 11	314 NW 121ST ST OKLAHOMA CITY
3681	R130769274	NEWBERRY RICHARD L, NEWBERRY SUSAN	312 NW 121ST ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 LOTS 8 & 9	312 NW 121ST ST OKLAHOMA CITY
3681	R130769272	CASSEL JERRY EUGENE & MARGARET A	308 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7301	COLLEGE PARK ADD	103	000	COLLEGE PARK ADD 103 000 W/2 OF LOT 4 & ALL LOTS 5 THRU 7	308 NW 121ST ST OKLAHOMA CITY
3681	R130769730	MWANGI PETERSON & TASHA L	320 NW 122ND ST	OKLAHOMA CITY	OK	73114- 7317	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 10 THRU 12	320 NW 122ND ST OKLAHOMA CITY

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3681	R130769724	SPARKMAN ZACHARY	312 NW 122ND ST	OKLAHOMA CITY	OK	73114- 7317	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 7 8 & 9	312 NW 122ND ST OKLAHOMA CITY
3681	R130769718	PRESTIGE DEVELOPMENT LLC	4864 BISMARC DR	DEL CITY	OK	73115- 4414	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 4 5 & 6	308 NW 122ND ST OKLAHOMA CITY
3681	R130769712	PRESTIGE DEVELOPMENT LLC	4864 BISMARC DR	DEL CITY	OK	73115- 4414	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 1 2 & 3	300 NW 122ND ST OKLAHOMA CITY
3681	R130769760	DAVIS LISA ROBERTS, DAVIS CLEATIS G	12177 COFFMAN DR	LUTHER	OK	73054	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 25 26 & 27	345 NW 121ST ST OKLAHOMA CITY
3681	R130769766	WRJ PROPERTIES UNLIMITED GROUP LLC	14516 SALEM CREEK RD	EDMOND	OK	73013- 2413	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 28 & 29	337 NW 121ST ST OKLAHOMA CITY
3681	R130769770	VINCENT MICHELLE & KALEB	333 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7302	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 30 & 31	333 NW 121ST ST OKLAHOMA CITY
3681	R130769774	JIMENEZ VALENTE	329 NW 121ST ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 32 & 33	329 NW 121ST ST OKLAHOMA CITY

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3681	R130769778	KHADER SAMMY	2115 NW 22ND ST	OKLAHOMA CITY	OK	73107	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 34 & 35	0 UNKNOWN OKLAHOMA CITY
3681	R130769782	MEDICE LARRY & SHERRELYN L	6625 NW 116TH ST	OKLAHOMA CITY	OK	73162- 2938	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 36 & 37	321 NW 121ST ST OKLAHOMA CITY
3681	R130769786	ABE & NATE PROPERTY MANAGEMENT LLC, C/O WILNER LAGUERRE	17713 MORNING SKY LN	EDMOND	OK	73012	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 38 & 39	317 NW 121ST ST OKLAHOMA CITY
3681	R130769790	REVEN HOUSING FUNDING 2 LLC	PO BOX 19201	JACKSONVILL E	FL	32245- 9201	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 40 & 41	313 NW 121ST ST OKLAHOMA CITY
3681	R130769794	WARRIOR HOLDINGS LLC	8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114- 2408	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 42 & 43	309 NW 121ST ST OKLAHOMA CITY
3681	R130769798	JOHNSON CAREY D	PO BOX 18143	OKLAHOMA CITY	OK	73154- 0143	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 44 & 45	305 NW 121ST ST OKLAHOMA CITY
3681	R130769802	STAHLER REBECCA A & MICHAEL	301 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7302	COLLEGE PARK ADD	108	000	COLLEGE PARK ADD 108 000 LOTS 46 47 & 48	301 NW 121ST ST OKLAHOMA CITY

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3681	R130769826	KNN REAL ESTATE LLC	2516 NW 131ST ST	OKLAHOMA CITY	OK	73120- 4059	COLLEGE PARK ADD	109	000	COLLEGE PARK ADD 109 000 LOTS 10 11 & 12	416 NW 122ND ST OKLAHOMA CITY
3681	R130769814	GREGORY DANIEL D, GREGORY NATALIE R	404 NW 122ND ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	109	000	COLLEGE PARK ADD BLK 109 LOT 000 LOTS 4 THRU 9	404 NW 122ND ST OKLAHOMA CITY
3681	R130769808	THOMSON COURTLANDT C TRS, THOMSON DENCIE E TRS, THOMSON C C & D E LIVING TRUST	1208 GLENWOOD AVE	NICHOLS HILLS	OK	73116- 6209	COLLEGE PARK ADD	109	000	COLLEGE PARK ADD 109 000 LOTS 1 THRU 3	0 UNKNOWN OKLAHOMA CITY
3681	R130769886	COUTS ROSHON J & KEVIN	417 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7304	COLLEGE PARK ADD	109	000	COLLEGE PARK ADD 109 000 LOTS 39 & 40	417 NW 121ST ST OKLAHOMA CITY
3681	R130769890	ACABAL VICTOR M GOMEZ, DE GOMEZ GLADIS E HERNANDEZ GOMEZ	6805 NW 26TH ST	BETHANY	OK	73008- 5230	COLLEGE PARK ADD	109	000	COLLEGE PARK ADD 109 000 LOTS 41 & 42	413 NW 121ST ST OKLAHOMA CITY
3681	R130769894	MCGASKEY WILLIE & ESSIE B TRS, MCGASKEY WILLIE & ESSIE LIV TRUST	208 NE 61ST ST	OKLAHOMA CITY	OK	73105- 1414	COLLEGE PARK ADD	109	000	COLLEGE PARK ADD 109 000 LOTS 43 & 44	409 NW 121ST ST OKLAHOMA CITY
3681	R130769898	GIBSON MARTHA N	405 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7304	COLLEGE PARK ADD	109	000	COLLEGE PARK ADD 109 000 LOTS 45 & 46	405 NW 121ST ST OKLAHOMA CITY

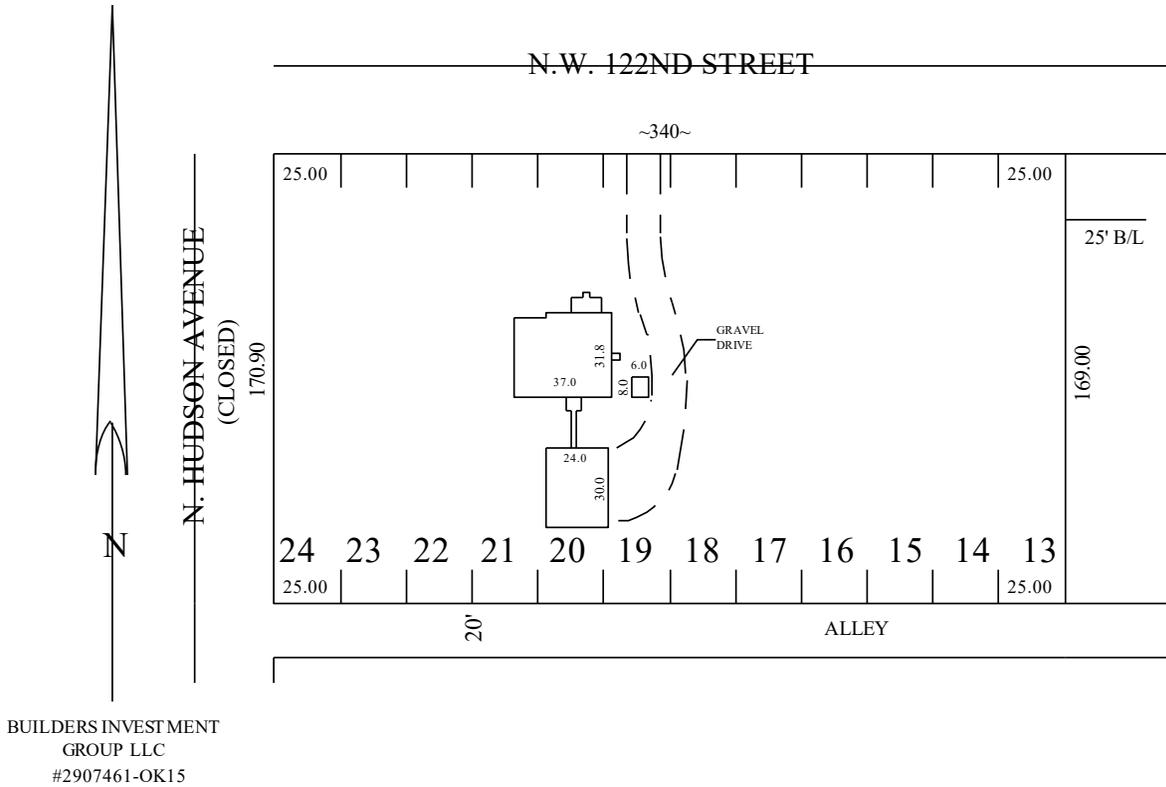
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3681	R130769902	HARDIAL SHARON	401 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7304	COLLEGE PARK ADD	109	000	COLLEGE PARK ADD 109 000 LOTS 47 & 48	401 NW 121ST ST OKLAHOMA CITY
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Subject property lies within the boundaries of Flood Zone "X", an Area of Minimal Flood Hazard as shown on Community-Panel Number 40109C0160H dated 12-18-2009.

BLOCK 108 COLLEGE PARK



MORTGAGE INSPECTION REPORT

I, CHRISTOPHER D. HUGHES, a Professional Land Surveyor, hereby certify that I have prepared this Mortgage Inspection Report of: Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), in Block One Hundred-eight (108), of COLLEGE PARK, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma

according to the recorded plat thereof. I further certify that the improvements on the above, described property, except utility connections, are entirely within the property, except as shown, there are no encroachments of the improvements thereon upon the adjoining property or of adjacent improvements upon the described property. This inspection was made for loan purposes only and no other responsibility is herein assumed. Fences and landscape features are not considered to be improvements for the purpose of this report.

The Mortgage's inspection was prepared for identification purposes for the Mortgagee in connection with a new mortgage and it is not intended to represent a land or property line survey. No corners were set. Do not use for establishing fence or building lines. No responsibility is extended herein to the landowner or occupant.

The property is known as:
340 N.W. 122nd Street
Oklahoma City, Oklahoma

Christopher D. Hughes



Subscribed and sworn to before the Undersigned, a Notary Public in and for the County and State of Oklahoma, this 10th day of December, 2024. My Commission Expires: May 5, 2025.

Katie Coniglio

