

# SUN VALLEY ACRES

A SUBDIVISION OF THE E. 1/2 E. 1/2 S.W. 1/4 SEC. 26 T. 12 N. R. <sup>5</sup> W. I.M.

CANADIAN COUNTY OKLAHOMA

## OWNERS CERTIFICATE OF DEDICATION

## BONDED ABTRACTOR'S CERTIFICATE

That The American First Trust And Title Company A Corporation, Does Hereby Certify That It Is The Owner Of And The Only Person Or Corporation Having Any Right Title Or Interest In The Land Shown On Annexed Plat Of Sun Valley Acres, In Canadian County, Oklahoma, And That The Plat Represents A Correct Survey Of The Above Described Property Made With Its Consent, And That It Does Hereby Dedicate To The Public Use All Of The Streets Shown On The Annexed Plat, That The Easements As Shown On The Annexed Plat Are Created For The Installation And Maintenance Of Public Utilities, That It Hereby Guarantees A Clear Title To All The Lands So Dedicated From Its Self Its Heirs Or Assigns Forever And Have Couesd - The Same To Be Released From All Encumbrances So That The Title Is Clear, Except As Shown In The Bonded Abstractor's Certificate.

We The Undersigned, Duly Qualified And Lawfully Bonded Abstractors Of Titles In And For The County - Of Oklahoma, State Of Oklahoma Hereby Certify That The Records Of Said County Show That The Title To The Land Shown On The Annexed Plat Of "Sun Valley Acres" In Canadian County, Oklahoma Is Vested In American First Title And Trust Company And That On The Day Of , There Are No Actions Pending Or Judgments Of Any Nature In Any Court Or On File With The Clerk Of Any Court In Said County And State Against Said Lands Or The Owners Thereof, That The Taxes Are Paid For The Year And All Prior Years, That There Are No Outstanding Tax Sales Certificates Against Said Lands And That No Tax Deeds Are Issued To Any Persons And There Are No Leins, Mortgages Or Other Encumbrances Of Any Nature Against The Land Included In The Annexed Plat, Except Easements, Right Of Way And Oil - And Gas Leases Of Record.

In Witness Whereof, We Have Here Unto Set Our Hand And Seal On This Day Of Attest: American First Title And Trust Company A Corporation

### RESTRICTIONS:

Restrictive Covenants And limitations For Sun Valley Acres Are Typewritten On Pages Of Paper And Are Dated The Day Of And Will Be Filed Contemporaneously Herewith, In Witness Whereof: The American First Title And Trust Company Has Executed This Instrument On The Day Of

Attest: Asst Secretary American First Title And Trust Company A Corporation.  
By Vice-President

Attest: Asst. Secretary American First Title And Trust Company A Corporation  
By Vice-President

State Of Oklahoma S.S.  
County Of Oklahoma

Before Me, The Undersigned, A Notary In And For Said County And State On This Day Of Personally Appeared To Me, Known To Be The Identical Person Who Subscribed The Name Of The Maker Thereof To The Above Bonded Abstractors Certificate As Its Vice President, And Acknowledged To Me That He Executed The Same As His Free Voluntary Act And Deed And As The Free And Voluntary Act And Deed Of Said Corporation For The Uses And Purposes Therein Setforth.

Witness My Hand And Seal The Day And Year Last Above Written.  
My Commission Expires:

Notary Public

State Of Oklahoma S.S.  
County Of Oklahoma

Before Me, The Undersigned, A Notary Public In And For Said County And State On This Day Of Personally Appeared To Me, Known To Be The Identical Person Who Executed The Within And Foregoing Instrument And Acknowledged To Me That He Executed The Same As His Free And Voluntary Act And Deed And As The Free And Voluntary Act And Deed Of Said Corporation For The Uses And Purposes Therein Setforth.

Witness My Hand And Seal The Day And Year Last Above Written.  
My Commission Expires:

Notary Public

## SURVEYOR'S CERTIFICATE

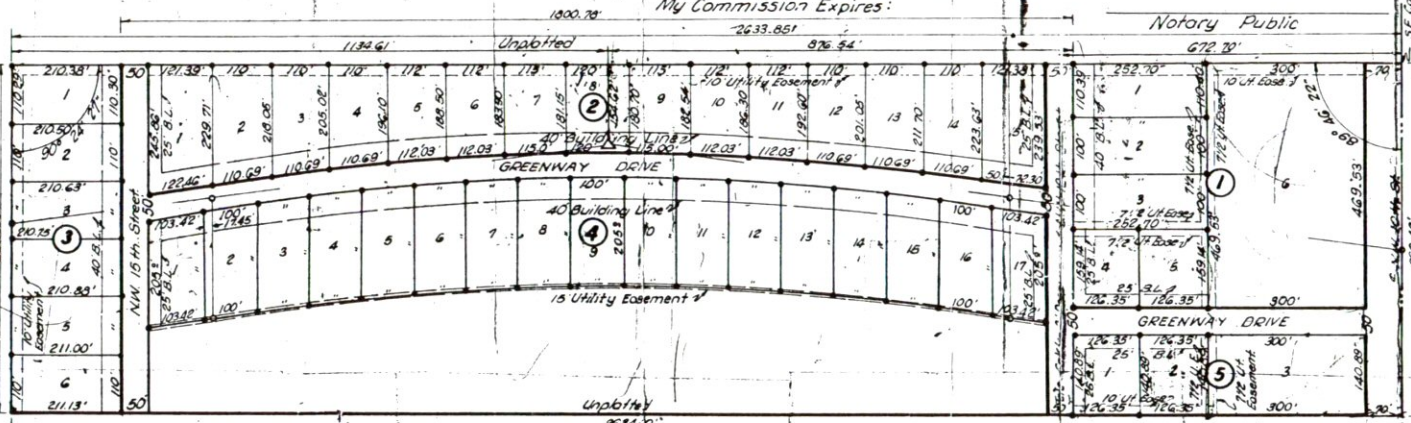
I, Artie Marvel The Undersigned, Do Hereby Certify That I Am By Profession A Land Surveyor Or Civil Engineer And That The Annexed Plat Of Sun Valley Acres, Correctly Represents A Survey Made Under My Supervision On The Day Of And That All The Monuments Shown Hereon Actually Exist And Their Positions Are Correctly Shown.

State Of Oklahoma S.S.  
County Of Oklahoma

Before Me The Undersigned, A Notary Public In And For The County And State Of Oklahoma On This Day Of Personally Appeared Artie Marvel, To Me known To Be The Identical Person Who Executed The Within And Foregoing Instrument And Acknowledged To Me That He Executed The Same As His Free And Voluntary Act And Deed For The Uses And Purposes Therein Setforth.

My Commission Expires:

Notary Public



Scale - 1" = 200'  
Monuments - 1/2" Iron Pins

STATE OF OKLAHOMA | S.S.  
CANADIAN COUNTY |  
Filed for record this 22 day of  
August 1928 at 10 o'clock P.M.  
and recorded in Book 2 - Page 212  
C. E. BROSS, COUNTY CLERK,  
By Deputy