

# SUN VALLEY ACRES NO. 3

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

CANADIAN COUNTY OKLAHOMA

27

## OWNERS CERTIFICATE OF DEDICATION

That The American First Title And Trust Company, A Corporation, Does Hereby Certify That It Is The Owner And The Only Person Or Corporation Having Any Right Title Or Interest In The Land Shown On The Annexed Plot Of Valley Acres No. 3 In Canadian County, Oklahoma, And The Plot 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, No Heirs Or Assigns Forever And Have Caused The Same To Be Released From All Encumbrances So That The Title Is Clear, Except As Shown In The Bonded Abstractors Certificate.

### RESTRICTION:

Restrictive Covenants And Limitations For Sun Valley Acres No. 3 Are Type Written On Pages Of Paper And Are Dated The 17<sup>th</sup> Day of July 1960 And Will Be Filed Contemporaneously Herewith.

In Witness Whereof The American First Title And Trust Company Has Executed This Instrument On The 22<sup>nd</sup> Day of June 1960.

Attest: G. R. McGowan By Warren O. Romberger  
Notary Secretary Vice President

State of Oklahoma  
County of Oklahoma 5.5  
Before Me The Undersigned, A Notary Public In And For Said County, And State On This Day Of Personally Appeared Warren O. Romberger, To Me Known To Be The Identical Person Who Executed The With In And Forgoing 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 There In Setforth. Witness My Hand And Seal The Day And Year Last Above Written. My Commission Expires: May 30, 1963

## SURVEYORS CERTIFICATE

I, Artie Marvel, The Undersigned, Do Hereby Certify That I am by Profession A Land Surveyor Or Civil Engineer And That The Above Plat Of Sun Valley Acres No. 3 Correctly Represents A Survey Made Under My Supervision On The 22<sup>nd</sup> Day of June 1960 And That All The Monuments Shown Hereon Actually Exist And Their Positions Are Correctly Shown.

Artie Marvel  
Notary Public

State of Oklahoma  
County of Oklahoma 5.5  
Before Me The Undersigned, A Notary Public In And For The County And State of Oklahoma, On This 22<sup>nd</sup> Day of June 1960 Personally Appeared Artie Marvel, To Me Known To Be The Identical Person Who Executed The Within And Forgoing Instrument And Acknowledged To Me That He Executed The Same As His Free And Voluntary Act And Deed For The Use And Purposes There In Setforth. My Commission Expires: May 6, 1964

Madame Caldwell  
Notary Public

## BONDED ABSTRACTORS CERTIFICATE

We The Undersigned, Duty Qualified And Lawfully Bonded Abstractors Of Titles In And For The County Of Canadian 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 No. 3 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 Judgements Of Any Nature In Any Court Or On Any File With The Clerk Of Any Court In Said County And State Against Said Land Or The Owners There Of That The Taxes Are Paid For The Year And All Prior Years, That There Are No Outstanding Tax Sales Certificates Against Said Land And That No Tax Deeds Are Issued To Any Persons And There Are No Leases, Mortgages Or Other Encumbrances Of Any Nature Against The Land Included In The Annexed Plat, Except Mineral Conveyances Or Reservations, 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: G. R. McGowan By Warren O. Romberger  
Notary Secretary Vice President

State of Oklahoma  
County of Canadian 5.5  
Before Me The Undersigned, A Notary In And For Said County, And State On This Day Of Personally Appeared Warren O. Romberger, To Me Known To Be The Identical Person Who Subscribed The Name Of The Maker There Of To The Above Bonded Abstractors Certificate As Its Vice President, And Acknowledged To Me That He Executed The Same As His Free And Voluntary Act And Deed Of Said Corporation For The Use And Purpose There In Setforth. Witness My Hand And Seal The Day And Year Last Above Written. My Commission Expires: Nov. 30, 1963

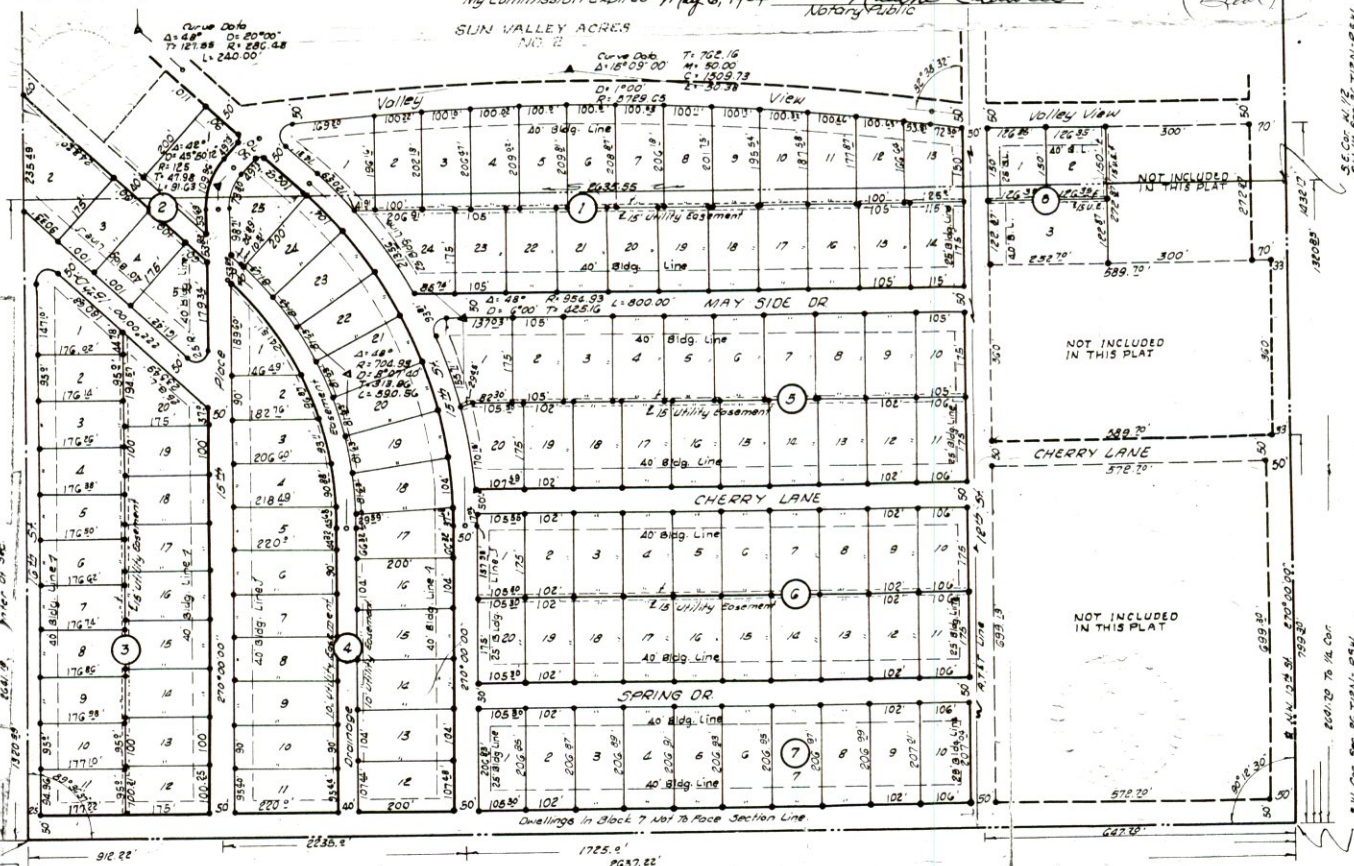
Madame Caldwell  
Notary Public

## COUNTY TREASURERS CERTIFICATE

Do Hereby Certify That I Am The Duty Elected Qualified And Acting County Treasurer Of Canadian County State Of Oklahoma. That The Tax Records Of Said County Shows All Taxes Are Paid For The Year Of And Prior Years On The Land Shown On The Annexed Plat Of Sun Valley Acres No. 3 In Canadian County, Oklahoma, That The Required Statutory Security Has Been Deposured In The Office Of County Treasurer, Guaranteeing Payment Of The Current Years Taxes.

In Witness Whereof Said County Treasurer Has Caused This Instrument To Be Executed At St. Reno, Oklahoma On This Day Of County Treasurer: John County

STATE OF OKLAHOMA  
CANADIAN COUNTY  
Filed for record this 27<sup>th</sup> day of July 1960 at 3:00 clock P.M. and recorded in Book 3, Page 217  
C. E. BRUSS, COUNTY CLERK  
By C. E. BRUSS  
County Clerk



SCALE 1" = 200'  
MONUMENTS

See Cylinder Tin Tube #1 for Original Plat. G.R.B.