



## LUTHER PLANNING COMMISSION

PO Box 56, 119 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

### APPLICATION INFORMATION

RECEIVED BY: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_ CASE NUMBER # \_\_\_\_\_  
 RESIDENTIAL  NON-RESIDENTIAL  COMBINATION BUILDING PERMIT APPLICATION NUMBER: \_\_\_\_\_

### SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: South of E Coffee Creek Rd., North of NE 206th St., West of N Luther Rd., and East of N Triple X Rd.  
 LEGAL DESCRIPTION: See attached Legal Description

PRESENT USE: Undeveloped land PRESENT ZONING: A-1

AREA PREVIOUS CASE NUMBERS: NA OKLAHOMA COUNTY TAX ID#: R264175000, R264171010, R264171000, R264175010  
 SUBJECT: A-1 SURROUNDING: Oklahoma County, A-1, and I

### INFORMATION ABOUT YOUR REQUEST A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: Rezone the subject property from A-1, Agricultural District, to I, Industrial District to allow for development of a data center, further defined as a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems, associated components, and supporting infrastructure, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, electrical substations, battery energy storage systems ("BESS"), backup generation systems, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices (collectively a "Data Center").

VARIANCE SECTIONS: \_\_\_\_\_ SPECIAL EXCEPTION SECTIONS: See corresponding Specific Use Permit

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Box Law Group, PLLC, on behalf of Applicant</u>	NAME <u>Wesley &amp; Lisa Boydston, JBHCW Trust</u>
ADDRESS <u>525 NW 11th St., Ste. 205</u>	ADDRESS <u>17701 Last Gravel Rd., Luther, OK 73054, and</u>
CITY, ST, ZIP <u>Oklahoma City, OK 73103</u>	CITY, ST, ZIP <u>4200 Canaan Creek Rd., Edmond, OK 73034</u>
DAYTIME PHONE <u>405-652-0099</u>	DAYTIME PHONE <u>404-965-2722</u>
EMAIL <u>mckenna@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.com</u>	EMAIL <u>ryan@beltlineenergy.com</u>
FAX <u>N/A</u>	FAX _____

**I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.**

SIGNATURE & DATE: David Box 6/2/26

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Legal Representative

APPLICATION FEES			
BASE REQUEST	\$100.00		
NEWSPAPER PUBLICATION QUOTED PRICE			
300' PROPERTY OWNERS NOTICE SENT BY CERTIFIED MAIL	<u>27</u> X \$ _____ PER _____	\$	
<input checked="" type="checkbox"/> APPLICANT PROVIDED MAILING LIST	<b>TOTAL AMOUNT DUE</b>	RECEIPT NUMBER	

### DISPOSITION AFTER HEARING

PLANNING COMMISSION RECOMMENDATION \_\_\_\_\_ VOTE: \_\_\_\_\_



### Town of Luther Planning Commission Procedures

Any applicant who wants to apply for rezoning OR a zoning variance of a property must follow these procedures:

1. Applications are available at Luther Town Hall. Applications must be received by the Town 30 days prior to the meeting at which you wish to be heard to allow for appropriate and lawful public notice. A completed application includes all of the following. Incomplete applications cannot be processed in order to maintain the meeting legal notice schedules.

Return the following materials to the Town as soon as possible.

- a. Completed application form.
  - b. List of names and addresses of all property owners within a 300' radius beyond the subject property from a licensed bonded Abstract company.
  - c. Application filing fee of \$100.00 plus \$\_\_\_\_\_ for each name on list obtained from Abstract company, \$\_\_\_\_\_ newspaper publication fee.
  - d. Drawing, site plan or survey showing variance, if applicable.
2. Notices will be mailed to all the property owners within 300' and a notice will be placed in the newspaper to satisfy legal requirements. You will be required to pay for the mailing and publication at the time of application.
  3. You must attend or send a representative to the Planning Commission meeting in which your case will be heard. At the hearing, you will be given time to present your case. Any protestors present will be given equal time. The Planning Commission will then table, or vote to make a recommendation to the Town Board to accept or deny your request. The matter will be brought to vote by the Town Board at their next scheduled meeting.
  4. If your case is approved, you may seek permit approval to use the property in accordance with the Town Board's conditions. If your case is denied, you may appeal to the Board of Adjustment within 10 days.

The above information is for general guidance only. For further details and/or information, please call the Town of Luther at (405) 277-3833.

Your hearing date will be set once the application is received.

Hearing Date: \_\_\_\_\_



Town of Luther  
Planning Commission Application

---

Action Requested \_\_\_\_\_ Variance  
\_\_\_\_\_ Special Exception  
X \_\_\_\_\_ Rezoning

---

Set out below the specifics of your application. You may use additional pages, if necessary. Where applicable, indicate pertinent code provisions, uses, distances, dimensions, etc. You should attach any plot plans, photographs and other information which will assist the Planning Commission in determining the merits of your application.

See corresponding Specific Use Permit and site plan.

---

---

---

---

Name of Abstract Company furnishing list of property owners:

First American Title Company

---

Property legal description:

See attached Legal Description

---

---

---

---

General Location or Address:

South of E Coffee Creek Rd., North of NE 206th St., West of N Luther Rd., and East of N Triple X Rd. (east of Redbud

Facility)

---

Name of Recorded Owner:

Lisa A. Boydston and Wesley L. Boydston, JBHCW Trust

---

Mailing Address, Telephone Number, and email address:

17701 Last Gravel Rd., Luther, OK 73054, and 4200 Canaan Creek Rd., Edmond, OK 73034

---

---

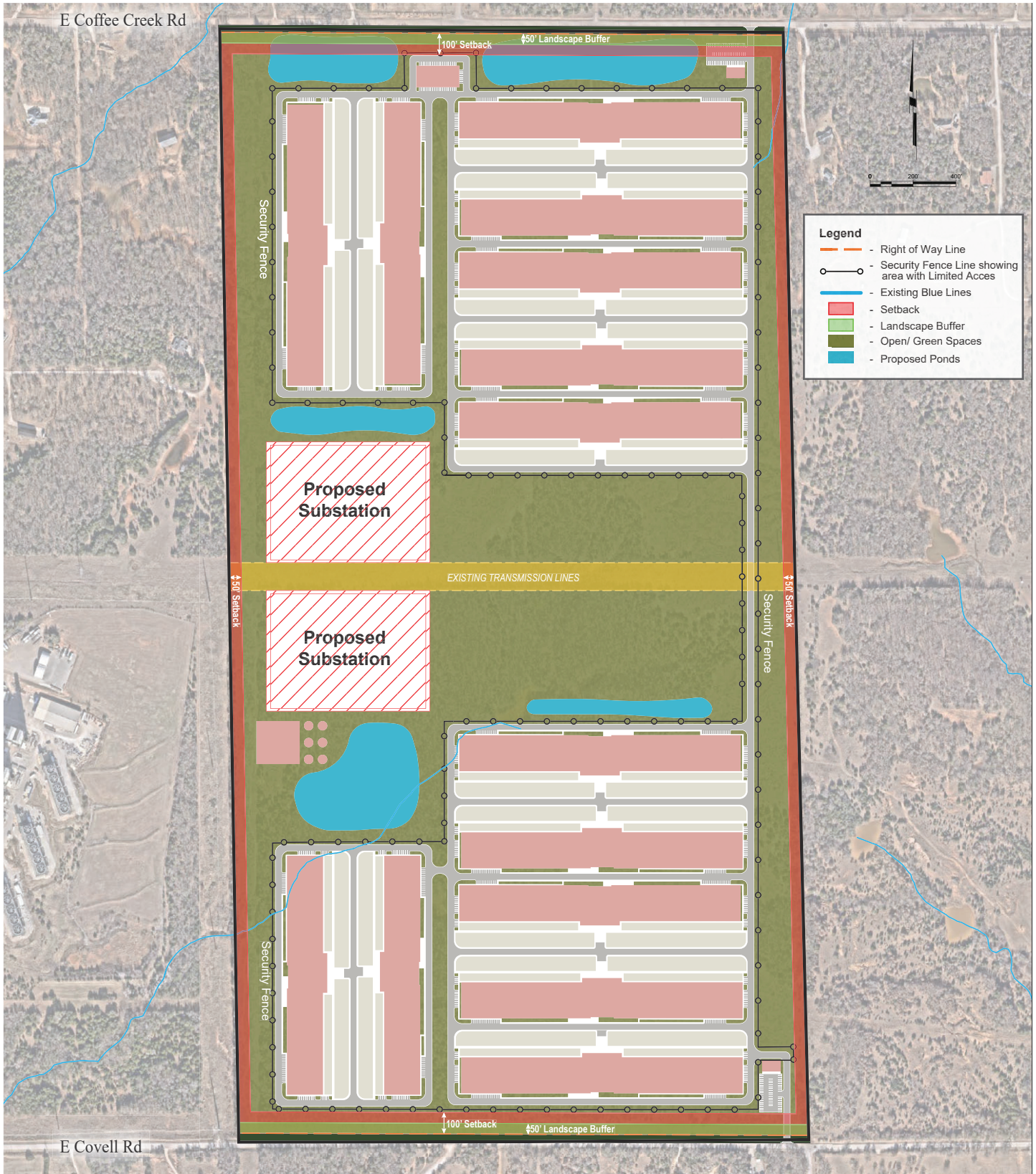
**FOR INTERNAL OFFICE USE**

PRESENT ZONING: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_

DATE APPLICATION RECEIVED IN OFFICE: \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

DATE: \_\_\_\_\_

# CONCEPTUAL SITE PLAN





## **Town of Luther Parcel Legal Descriptions:**

**Wesley L. Boydston and Lisa Anne Boydston** – Parcel # 4066264175000

Legal Description:

The West Half (W/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

**JBHCW Trust** – Parcel # 4065264171010; 4065264171000; 4066264175010

Legal Description:

The West Half (W/2) of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The East Half (E/2) of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The East Half (E/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

OWNERSHIP REPORT  
ORDER 2979504-OK99

EFFECTIVE DATE: MARCH 4, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4066	R264175000	BOYDSTON WESLEY L & LISA A		17701 LAST GRAVEL RD	LUTHER	OK	73054	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP 000 000 PT SE4 SEC 17 14N 1E BEING W/2 OF SE4 (PART OF SUBJECT PROPERTY)	0 UNKNOWN UNINCORPORATED
4065	R264171000	WALLACE HAROLD C & JEAN B TRS	JBHCW TRUST	4200 CANAAN CREEK RD	EDMOND	OK	73034-9509	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP PT NE4 SEC 17 14N 1E BEING W2 NE4 (PART OF SUBJECT PROPERTY)	0 UNKNOWN UNINCORPORATED
4065	R264171010	WALLACE HAROLD C & JEAN B TRS	JBHCW TRUST	4200 CANAAN CREEK RD	EDMOND	OK	73034-9509	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP PT NE4 SEC 17 14N 1E BEING E2 NE4 (PART OF SUBJECT PROPERTY)	18000 NE 220TH ST UNINCORPORATED
4066	R264175010	WALLACE HAROLD C & JEAN B TRS	JBHCW TRUST	4200 CANAAN CREEK RD	EDMOND	OK	73034-9509	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP PT SE4 SEC 17 14N 1E BEING E/2 OF SE4 (PART OF SUBJECT PROPERTY)	UNKNOWN
4030	R206901000	KENNEMER CAREY	KENNEMER ERIC	22176 PANTHER RUN RD	LUTHER	OK	73054	PANTHER RUN	0	0	PANTHER RUN 000 000 LOT 1 & S55FT OF LOT 2 (NKA LOT 1)	22176 PANTHER RUN RD UNINCORPORATED
4030	R206901160	HOOVER MICHAEL JAMES	VERDONE CYNTHIA LOU	22175 PANTHER RUN RD	LUTHER	OK	73054	PANTHER RUN	0	17	PANTHER RUN 000 017	22175 PANTHER RUN RD UNINCORPORATED
4030	R206901170	PHILLIPS JESSI		17545 NE 220TH ST	LUTHER	OK	73054	PANTHER RUN	0	18	PANTHER RUN 000 018	17545 NE 220TH ST UNINCORPORATED
4030	R264081300	HIGDON JOHN R	HIGDON TERESA G	17625 E COFFEE CREEK RD	LUTHER	OK	73054-9110	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP PT SE4 SEC 8 14N 1E BEG 350FT E OF SW/C SE4 TH N650FT E350FT S650FT W350FT TO BEG	17625 E COFFEE CREEK RD UNINCORPORATED
4030	R264084005	LANT KEVIN J & DENISE A TRS	LANT KEVIN J & DENISE A LIVING TRUST	8611 S FULTON AVE	TULSA	OK	74137	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP 000 000 PT SE4 SEC 8 14N 1E BEING E/2 SE4	0 UNKNOWN UNINCORPORATED
4031	R126071120	OAKS LYNDSEY OGDEN		17521 E COFFEE CREEK RD	LUTHER	OK	73054	COFFEE CREEK FARMS	0	13	COFFEE CREEK FARMS 000 013	17521 E COFFEE CREEK RD UNINCORPORATED
4031	R126071130	BEAVERS RUSSELL RAY & ROSEMARY		17525 E COFFEE CREEK RD	LUTHER	OK	73054-9101	COFFEE CREEK FARMS	0	14	COFFEE CREEK FARMS 000 014	17525 E COFFEE CREEK RD UNINCORPORATED
4035	R264095005	MILLER LANCE MORRIS & ELIZABETH S TRS	SELL LIV TRUST	18201 NE 220TH ST	LUTHER	OK	73054-9158	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP PT SW4 SEC 9 14N 1E W 1/2 OF SW4 ALSO DESCRIBED AS BEG AT SW/C SW4 TH N2672.92FT E1310.71FT S2671.87FT W1316.01FT TO BEG CONT 80ACRS MORE OR LESS	18201 NE 220TH ST UNINCORPORATED
4063	R264163000	SCHOOL LAND		900 N KLEIN	OKLAHOMA CITY	OK	73106	LUTHER TOWNSHIP	01E	16	LUTHER TOWNSHIP PT OF SW4 SEC 16 14N 1E S/2	0 UNKNOWN LUTHER

OWNERSHIP REPORT  
ORDER 2979504-OK99

EFFECTIVE DATE: MARCH 4, 2026 AT 7:30 AM

4064	R264162000	MARTIN R JEAN DESIGN	& CONSTRUCTION LLC	PO BOX 283	COALDALE	CO	81222	LUTHER TOWNSHIP	01E	16	LUTHER TOWNSHIP PT NW4 SEC 16 14N 1E BEG SW/C NW4 TH N1320FT E990FT S1320FT W990FT TO BEG CONT 30ACRS MORE OR LESS	UNKNOWN
4064	R264162040	REICHERT DEBORAH K & JOSEPH C		18100 E COFFEE CREEK RD	LUTHER	OK	73054-9102	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP 000 000 PT NW4 SEC 16 14N 1E BEG 880FT S OF NW/C NW4 TH S440FT E990FT N440FT W990FT TO BEG	18100 E COFFEE CREEK RD LUTHER
4064	R264162050	BOLNER BRYAN K & DARCI J		18050 E COFFEE CREEK RD	LUTHER	OK	73054-9137	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP 000 000 PT NW4 SEC 16 14N 1E BEG NW/C NW4 TH S880FT E495FT N880FT W495FT TO BEG	18050 E COFFEE CREEK RD LUTHER
4067	R264176000	OKLA GAS & ELECTRIC CO OKLA MUNICIPAL POWER AUTHORITY	GRAND RIVER DAM AUTHORITY	321 N HARVEY AVE	OKLAHOMA CITY	OK	73102	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP 000 000 PT SW4 SEC 17 14N 1E BEING SW4	20922 N TRIPLE X RD UNINCORPORATED
4068	R210801070	SILVA BRIAN R	HOTCHKISS SILVA VALERIE M	17474 STONE HOUSE RD	LUTHER	OK	73054	STONE HOUSE ESTATES	0	8	STONE HOUSE ESTATES 000 008	17474 STONE HOUSE RD LUTHER
4068	R210801080	SILVA BRIAN R	HOTCHKISS SILVA VALERIE M	17474 STONE HOUSE RD	LUTHER	OK	73054	STONE HOUSE ESTATES	0	9	STONE HOUSE ESTATES 000 009	0 UNKNOWN UNINCORPORATED
4068	R264173025	MILLESON JOSHUA H TRS	MILLESON KELLY D TRS MILLESON FAMILY TRUST	16516 MOORGATE LN	EDMOND	OK	73012-4240	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP PT NW4 SEC 17 14N 1E E BEG NE/C NW4 TH SE1311.20FT W656.38FT NW651.32FT E330FT NW660.20FT E323.43FT TO BEG	17500 E COFFEE CREEK RD UNINCORPORATED
4068	R264174000	PEACEFUL MEADOWS TRUST		8 PEACEFUL MEADOW LN	NORMAN	AR	71960-8423	LUTHER TOWNSHIP	0	0	LUTHER TOWNSHIP 000 000 PT NW4 SEC 17 14N 1E S 1/2 OF S 1/2 OF NW4 CONT 40ACRS MORE OR LESS	0 UNKNOWN UNINCORPORATED
4077	R168642650	HERNANDEZ HAIRO A PLASCENCIA		7901 S COUNCIL RD LOT 161	OKLAHOMA CITY	OK	73169	LUTHER TOWNSHIP	01E	20	LUTHER TOWNSHIP 01E 020 PT NE4 SEC 20 14N 1E BEG 1244.49FT W OF NE/C NE4 TH W384.67FT SW ON A CURVE 79.37FT SWLY190.47FT SW ON A CURVE 157.89FT SW ON A CURVE 235.97FT SWLY78.26FT SW ON A CURVE 122.38FT E844.25FT N703.28FT TO BEG AKA TR 11 PLUS A TR BEG 1244.49FT W & 703.28FT S OF NE/C NE4 TH S629.87FT NWLY819.48FT NW ON A CURVE 72.74FT NWLY195.84FT NE ON A CURVE 142.14FT NELY91.90FT NE ON A CURVE 14FT E844.25FT TO BEG AKA TR 12 BOTH TRS CONT 21.3ACRS MORE OR LESS	20400 CEDAR OAK RIDGE RD UNINCORPORATED

OWNERSHIP REPORT  
ORDER 2979504-OK99

EFFECTIVE DATE: MARCH 4, 2026 AT 7:30 AM

4077	R189761000	GAEDE STEPHEN ROBERT	GAEDE AMBER J	17950 NE 206TH ST	LUTHER	OK	73054	UNPLTD PT SEC 20 14N 1E	0	0	UNPLTD PT SEC 20 14N 1E BLK 000 LOT 000 PT NE4 SEC 20 14N 1E BEG NE/C NE4 TH SLY693.41FT W641.67FT N692.84FT E615.77FT TO BEG CONT 10ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	17950 NE 206TH ST UNINCORPORATED
4077	R189761010	MILLER EDDIE T & JOAN L		20085 N PEEBLY RD	LUTHER	OK	73054	UNPLTD PT SEC 20 14N 1E	0	0	UNPLTD PT SEC 20 14N 1E BLK 000 LOT 000 PT NE4 SEC 20 14N 1E BEG 615.77FT W OF NE/C NE4 TH W628.72FT S692.84FT E628.72FT N692.84FT TO BEG CONT 10ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	0 UNKNOWN UNINCORPORATED
4077	R189761035	SCHOVANE JUSTIN & HEATHER TRS	SCHOVANE FAMILY REV TRUST	20601 CEDAR OAK RIDGE RD	LUTHER	OK	73054- 6501	UNPLTD PT SEC 20 14N 1E	0	0	UNPLTD PT SEC 20 14N 1E 000 000 PT NE4 SEC 20 14N 1E BEG 1689.16FT W OF NE/C NE4 TH W961.08FT S1111.44FT NELY504.59FT NELY ALONG CURVE RIGHT 117.73FT NE91.90FT NELY ON A CURVE RIGHT 159.80FT NE78.26FT NELY ON A CURVE LEFT 206.16FT NELY ON A CURVE RIGHT 201.54FT NELY190.47FT NELY ON A CURVE LEFT 25.92FT TO BEG CONT 14.55ACRS MORE OR LESS AKA TR 10	20601 CEDAR OAK RIDGE RD UNINCORPORATED
4080	R189763030	EVANS JEFFERSON RANDLE		17470 N COVELL RD	LUTHER	OK	73054	UNPLTD PT SEC 20 14N 1E	0	0	UNPLTD PT SEC 20 14N 1E 000 000 PT NW4 SEC 20 14N 1E BEG 2200FT E OF NW/C NW4 TH S660FT E440FT N660FT W440FT TO BEG PLUS A TR BEG 2200FT E & 660FT S & 440FT E OF NW/C NW4 TH S19.39FT W220FT N19.39FT E220FT TO BEG	17470 N COVELL RD UNINCORPORATED
4084	R189774040	MUSICK KENNETH O & LISA J		1600 WAGAN TRAIL BLVD	HARRAH	OK	73045- 1000	UNPLTD PT SEC 21 14N 1E	0	0	UNPLTD PT SEC 21 14N 1E 000 000 PT NW4 SEC 21 14N 1E BEG NW/C OF NW4 TH E692.04FT S584.62FT W694.87FT N584FT TO BEG CONT 9.31ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	18050 E COVELL RD LUTHER

## LETTER OF AUTHORIZATION

JBHCW Trust hereby authorizes Box Law Group, PLLC to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property legally described below per the Deed(s) of record submitted for these certain three Oklahoma County, OK land parcels. Such authorization shall remain in effect for the term of that certain Option Agreement for Purchase of Real Estate between JBHCW Trust and BLE Landholdings, LLC and having an effective date of May 27, 2025.

Parcel 1:

The West Half (W/2) of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Parcel 2:

The East Half (E/2) of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Parcel 3:

The East Half (E/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**JBHCW Trust,**

By: Harold C. Wallace

Name: Harold C. Wallace

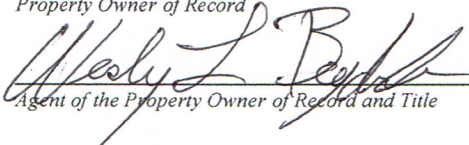
Title: Co-Trustee

By: Jean B. Wallace

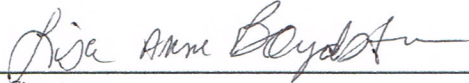
Name: Jean B. Wallace

Title: Co-Trustee

# LETTER OF AUTHORIZATION

I, Wesley L. Boydston and Lisa Anne Boydston or,  
*Property Owner of Record*  
 authorize,  
*Agent of the Property Owner of Record and Title*  
Box Law Group, PLLC.  
*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By:   
*Signature*

Lisa Anne Boydston  
*Type/Print Name*

Title: Proprietor  
*Manager / Proprietor*

Date: 02/26/2020  
*MM/DD/YYYY*

20180413010488880  
DEED 04/13/2018  
11:55:02 AM Book:13707  
Page:460 PageCount:1  
Filing Fee:\$13.00  
Doc. Tax:\$337.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

**JOINT TENANCY WARRANTY DEED**

Mail Tax Statement to:  
Grantee  
17701 Last Gravel Rd  
Luther, OK 73054

Return to:  
Trustmark Title  
6307 Waterford Blvd., Suite 120  
Oklahoma City, OK 73118

18-089

KNOW ALL MEN BY THESE PRESENTS:

That **NEW DOMINION, LLC, an Oklahoma limited liability company** ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Wesley Lynn Boydston and Lisa Anne Boydston, husband and wife** ("Grantees"), as joint tenants, and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Tax ID # 264175000

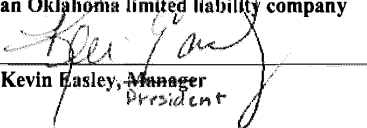
**The West Half (W/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.**

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, SUBJECT TO any prior recorded conveyance of any interest in and to oil, gas and minerals therein and thereunder, and SUBJECT TO recorded easements, rights of way, restrictive covenants, restrictions, zoning ordinances.

TO HAVE AND TO HOLD said described premises unto the Grantees, as joint tenants, and their 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 the date(s) on the acknowledgment(s) below.

**NEW DOMINION, LLC**  
an Oklahoma limited liability company

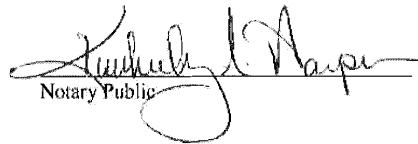
  
Kevin Easley, ~~Manager~~  
President

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA )  
 ) ss:  
COUNTY OF Tulsa )

The foregoing instrument was acknowledged before me this 9 day of April, 2018, by Kevin Easley, ~~Manager~~ of **NEW DOMINION, LLC, an Oklahoma limited liability company**  
President



  
Notary Public

Revenue Stamps: \$ 337.50



2025060201079485 B: 16116 P: 1392  
06/02/2025 02:48:43 PM Pgs: 4  
Fee: \$24.00  
Maressa Treat, County Clerk  
Oklahoma County - State of Oklahoma



Exempt Documentary  
Stamp Tax O.S. Title 68,  
Article 32, Section 3202,  
Paragraph 4

## QUIT CLAIM DEED

THIS DEED, entered this 29<sup>TH</sup> day of May, 2025, is between Harold Wallace and Jean Wallace, husband and wife (“Grantors”) and **Harold C. Wallace and Jean B. Wallace, Trustees, or their successors in interest, under the JBHCW Trust dated December 9, 2024**, and any amendments thereto (“Grantee”) of 4200 Canaan Creek Road, Edmond, OK 73034.

The Grantors, in consideration of the sum of TEN and NO/100THS DOLLARS (\$10.00) and other good and valuable consideration duly paid, and, the receipt and sufficiency of which is acknowledged, do quitclaim, grant, bargain, sell, and convey to the Grantee, the successor Grantee and assigns, all the following described real estate situated in Oklahoma County, State of Oklahoma, with a legal description as follows:

**THE WEST HALF (W/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOURTEEN (14) NORTH, RANGE ONE (1) EAST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA.**

together with all the improvements and appurtenances on the premises.

TO HAVE AND TO HOLD the described premises to the Grantee, and the Grantee’s successors and assigns forever.

Executed on the day and year written above.

By: *Harold Wallace*  
Harold Wallace  
("Grantor")

By: *Jean Wallace*  
Jean Wallace  
("Grantor")

STATE OF OKLAHOMA        )  
  ) ss.  
COUNTY OF OKLAHOMA    )

This instrument was acknowledged before me this 29<sup>th</sup> day of May, 2025, by Harold Wallace and Jean Wallace.

*[Signature]*  
Notary Public

Seal:



Return Address:        EVANS & DAVIS  
  ATTORNEYS  
  Attn: Ryan P. Raupe  
  211 N. Broadway  
  Edmond, OK 73034

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA )  
 )  
 ) ss.  
COUNTY OF OKLAHOMA )  
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Jean B. Wallace  
(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 trustee (role, such as titled officer or trustee) of JBHCW Trust dated December 9, 2024 (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 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(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.

Jean B. Wallace  
AFFIANT, individually and as authorized agent of the Entity

05/29/25  
Date

The foregoing instrument was subscribed and sworn to before me this 29<sup>th</sup> day of May, 2025, by Jean B. Wallace.

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_



[Signature]  
NOTARY PUBLIC

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 )  
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

ss.

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

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an trustee \_\_\_\_\_ (role, such as titled officer or trustee) of JBHCW Trust dated December 9, 2024 \_\_\_\_\_ (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.
- 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.
- 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.
- 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.
- 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.

Harold C. Wallace  
AFFIANT, individually and as authorized agent of the Entity

05/29/25  
Date

The foregoing instrument was subscribed and sworn to before me this 29<sup>th</sup> day of May, 2025, by Harold C. Wallace

My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_



NOTARY PUBLIC



Exempt Documentary  
Stamp Tax O.S. Title 68,  
Article 32, Section 3202,  
Paragraph 4

## QUIT CLAIM DEED

THIS DEED, entered this 9<sup>th</sup> day of December 2024 is between Harold C. Wallace and Jean B. Wallace, husband and wife ("Grantors") and Harold C. Wallace and Jean B. Wallace, Trustees, or their successors in interest, under the JBHCW Trust dated December 9, 2024, and any amendments thereto ("Grantee") of 4200 Canaan Creek Road, Edmond, OK 73034.

The Grantors, in consideration of the sum of TEN and NO/100THS DOLLARS (\$10.00) and other good and valuable consideration duly paid, and, the receipt and sufficiency of which is acknowledged, do quitclaim, grant, bargain, sell, and convey to the Grantee, the successor Grantee and assigns, all the following described real estate situated in Oklahoma County, State of Oklahoma, with a legal description as follows:

See Exhibit 'A'

together with all the improvements and appurtenances on the premises.

TO HAVE AND TO HOLD the described premises to the Grantee, and the Grantee's successors and assigns forever.

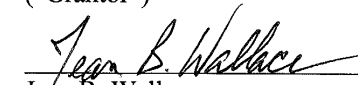
Executed on the day and year written above.

By:



Harold C. Wallace  
("Grantor")

By:

  
Jean B. Wallace  
("Grantor")



**Exhibit 'A'**

**Tract One:**

East Half of the Southeast Quarter (E/2 SE/4) of Section Seventeen (17), Township Fourteen (14) North. Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

**Tract Two:**

East Half of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North. Range One (1) East of the Indian Meridian, in Oklahoma County, Oklahoma.

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 Jean B. Wallace  
(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 trustee (role, such as titled officer or trustee) of JBHCW Trust dated December 9, 2024 (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 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.
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.

Jean B. Wallace  
AFFIANT, individually and as authorized agent of the Entity

December 9, 2024  
Date

The foregoing instrument was subscribed and sworn to before me this 9 day of December, 2024, by Jean B. Wallace.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 10/25/2026

Commission Number: 18010859



AG 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 Harold C. Wallace  
(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 trustee \_\_\_\_\_ (role, such as titled officer or trustee) of JBHCW Trust dated December 9, 2024 \_\_\_\_\_ (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 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.
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.

Harold C. Wallace  
AFFIANT, individually and as authorized agent of the Entity

December 9, 2024  
Date

The foregoing instrument was subscribed and sworn to before me this 9 day of December, 2024, by Harold C. Wallace.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 10/25/2026

Commission Number: 18010859

