

Specific Use Permit 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 or the Oklahoma County Assessor.
 - c. Applicable Fees:
 - a. Non-refundable Filing Fee \$100.00
 - b. Non-refundable Mailing Fee \$2.00 per letter
 - c. Non-refundable Publication Fee \$45.00 (additional fee for overage may be applied once invoice is received)
 - 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.



PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

Application for Specific Use Permit

Address or General Location: South of E Coffee Creek Rd., North of NE 206th St., West of N Luther Rd., and East of N Triple X Rd. See legal description included herein.

Present Zoning: A-1 District Record Owner: Wesley & Lisa Boydston and JBHCW Trust

Legal description of tract under application (If described by metes and bounds, attach plat of survey):

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; and 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.

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other):

Box Law Group, PLLC, on behalf of Applicant - Representative

Are there any private or deed restrictions controlling use of tract? If yes, explain:

N/A

Bill advertising and sign charges to: Box Law Group, PLLC

Address: 525 NW 11th St., Ste. 205 City: OKC State: OK Zip: 73102

Phone: 405-652-0099

I do hereby certify that the information herein submitted is complete, true and accurate.

Signature: David Box Date: 6/2/26

Print Name: David Box Phone: 405-652-0099

Address: 525 NW 11th St., Ste. 205 City: OKC State: OK Zip: 73102

Email: mckenna@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.com

General Description of Property

Size in acres or square feet: 320 acres

Current Use: Undeveloped, vacant land

Topography (flat, rolling hills, levee, etc.): Generally flat with a creek running through the center of the property and slopes toward said creek.

Frontage Road: E Coffee Creek Rd. and E Covell Rd.

Identify structures and improvements on the property:

Structures, landscaping, lighting, and screening as defined in the SUP Master Design Statement, incorporated herein.

Town water? YES / NO - for potable water

Town Sewer? YES / NO

Identify the use(s) intended for the subject property: Data center and accessory uses as defined in the SUP Master Design Statement, incorporated herein.

East: undeveloped; West: industrial development

General Description of Adjoining Property

Identify any buildings and give their approximate distances from your property lines:

The nearest structure is existing to the east approximately 150 feet away from the subject property line.

Explain surrounding land uses: The surrounding land uses are predominately agricultural but for the Redbud

Energy Facility immediately west of the subject property. There is a minimal development and the nearest structure is affiliated with Redbud, making this site and the proposed use compatible with the surrounding area.

Specific Use Permit Request

Specific Use is an activity which is basically similar to the uses permitted in a zone, but which may not be entirely compatible with the permitted uses. As a consequence, an application for Specific Use requires review to ensure that the specific use may be made compatible with the permitted uses in the zone or other adjacent permitted uses which may be affected.

Describe the Specific Use as it pertains to your property: To allow for the development of a data center, further defined as a facility 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 tele-communications 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, backup generation systems, internet-related equip., data communications connections, private communication towers, environmental controls, and security devices.

Describe the benefits, if any, of your proposed use to the adjacent properties and/or to the Town of Luther: This project will provide direct economic benefits within and near the Town of Luther through increasing Town sales tax receipts, increasing utility franchise fees, increasing ad valorem tax revenues, as well as secondary and tertiary economic benefits throughout construction and operations of the Project via local contractors, equipment suppliers, restaurants, and hotels.

Identify how well suited the subject property is for your proposed use. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: The close proximity of the Redbud Energy Facility, as well as the minimal residential development in the area makes this site well-suited for the proposed project. Property coordination with utilities will take place in conjunction with the development.

Explain how the proposed change in use will affect the road system serving your area: Minimal traffic is associated with the proposed use. There should be no adverse affect to the road system in the area.

Give an estimated traffic count (average daily trips) for the proposed use. How will the potential traffic resulting from the increased use or activity be controlled? Once fully constructed, the campus will generate 118 peak am trips, 110 peak pm trips, for a gross daily trip total of 1,019.

Is the proposed use compatible to surrounding permitted uses and the existing development pattern? Explain: Yes. The high-intensity industrial use to the west, as well as the screening, landscape buffer, and setbacks that are further defined in the SUP Master Design Statement that will be required with the proposed development make the proposed use compatible with the surrounding use and development pattern.

How will the proposed use be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects.) Explain: The proposed development is surrounded by undeveloped land and the OG&E Redbud Power Facility. Vegetative buffers will be provided on the property boundaries abutting public roads and the eastern and western property boundary.

NOTICE: APPLICATION FEE IS **\$100.00** + ANY COSTS INCURRED BY THE TOWN FOR THE PROCESSING OF THE APPLICATION

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Application received by: _____ Date: _____

Tract Acreage: _____ Public Hearing Date: _____

Application Number: _____ Section: _____ Township: _____

Range: _____ Present Zoning: _____ Fee Receipt Number: _____

Planning Commission Action

Appeal to Town Board? _____

Action: _____

Action: _____

Vote: _____

Vote: _____

Date: _____

Date: _____

Provisions: _____

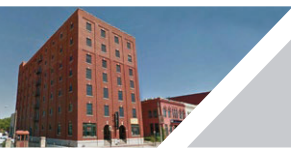
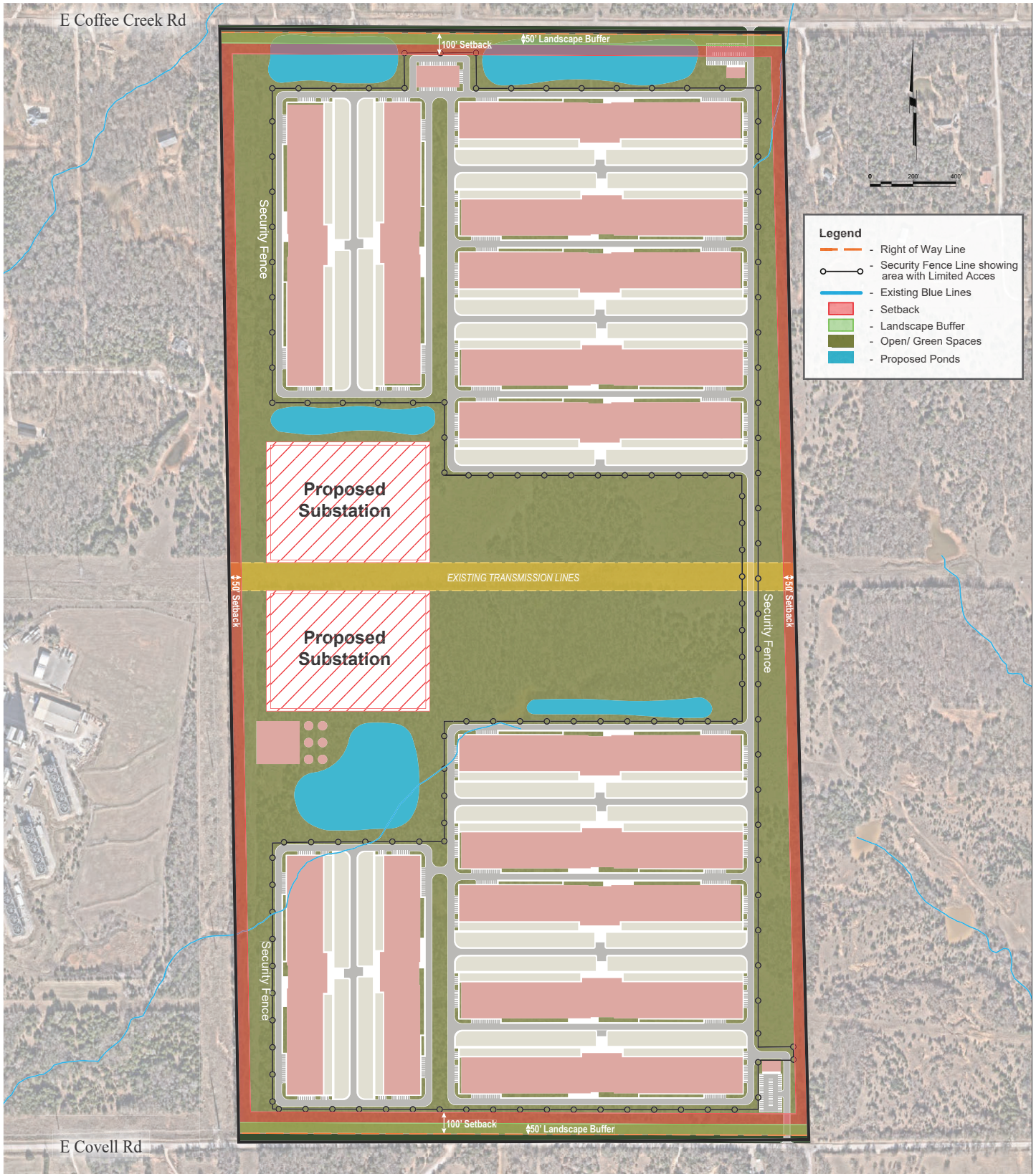
Provisions: _____

Staff Recommendation

Recommendation: _____

Date: _____ Subdivision Name: _____ Ordinance Number: _____

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

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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
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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

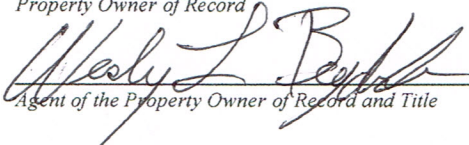
Title: Co-Trustee

By: Jean B. Wallace

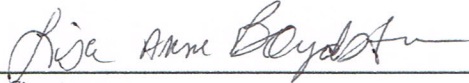
Name: Jean B. Wallace

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

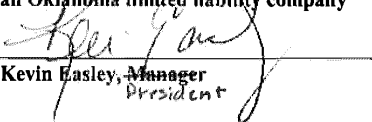
The West Half (W/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

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

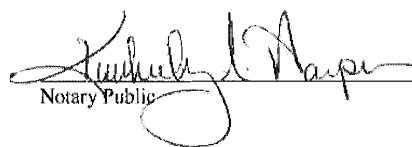

Kevin Easley, ~~Manager~~
President

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 29TH 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 29th 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 29th day of May, 2025, by Jean B. Wallace.

My Commission Expires: _____

My Commission Number: _____



[Signature]
NOTARY PUBLIC

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STATE OF OKLAHOMA)
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(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

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- 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.
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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 29th 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 9th 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.

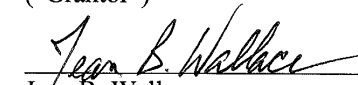
Executed on the day and year written above.

By:



Harold C. Wallace
("Grantor")

By:


Jean B. Wallace
("Grantor")

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss.
)

This instrument was acknowledged before me this 9th day of December 2024 Harold C. Wallace and Jean B. Wallace, as husband and wife.





Notary Public

Seal:

Return Address:

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

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.

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STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

ss.

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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



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

December 9, 2024
Date

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[Signature]
NOTARY PUBLIC

My Commission Expires: 10/25/2026

Commission Number: 18010859

