



OKLAHOMA ABSTRACTORS BOARD

March 18, 2025

Oklahoma Abstractors Board

421 NW 13th Street, Suite 180

Oklahoma City, OK 73103

Phone: (405) 522-5019

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State Administrator of Abstracting

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Executive Assistant

Ayla Harper

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Attorney

Jeff Lower

Bank Officer

Darin Kent

Real Estate Broker

Scott Ward

Chair

Ms. Maressa Treat
Oklahoma County Clerk
320 Robert South Kerr Avenue, #203
Oklahoma City, OK 73102

Re: County Records Bond Renewal

Dear Ms. Treat:

Please find enclosed a certified copy of a County Records Bond / Renewal / Continuation Certificate for First American Title Insurance Company of Oklahoma City, Oklahoma. This company conducts business in Oklahoma County, Oklahoma.

If you have any questions or concerns about this matter, please do not hesitate to contact our office.

Sincerely,

Ayla Harper
Executive Assistant

Enclosure



First American Title Insurance Company

To: State of Oklahoma ex rel. Oklahoma Abstractors Board
P.O. Box 700076
Oklahoma City, OK 73107

County Clerk of Oklahoma County, Oklahoma

Bond Number: **033-0925**

ABTRACTOR'S COUNTY RECORDS BOND

Title 1 Okla. Stat. §27

That **First American Title Insurance Company** of Oklahoma City, Oklahoma, as Principal and authorized by the Oklahoma Abstractors Board to do business as an abstract company in Oklahoma County, State of Oklahoma; and **FIRST AMERICAN TITLE INSURANCE COMPANY**, as Surety, and organized and existing under the laws of the State of Nebraska, and registered to do business in the State of Oklahoma, with a state office in the City of Oklahoma City, State of Oklahoma, and authorized to do business in the State of Oklahoma as Surety, are held and firmly bound unto the State of Oklahoma in the sum of **One Hundred Thousand Dollars & No/100's (\$100,000.00)** to the payment whereof, well and truly to be done the said Principal binds itself, its heirs, personal representatives, successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally.

WHEREAS, the Principal intends to engage in the business of abstracting and make abstracts of title to real estate in the County of Oklahoma, State of Oklahoma, for the term beginning on the **12th** day of February, 2025, and ending the **12th** day of February, 2026.

AND WHEREAS, the Oklahoma Abstractors Act (Title 1 Oklahoma Statutes and the Rules and regulations of the Oklahoma Abstractors Board (Title 5 of the Oklahoma Administrative Code) require that this bond be filed, and pursuant to the Oklahoma Abstractors Act, the Principal binds itself to fully comply with said Law and Rules;

NOW, THEREFORE, during the term of this Bond, the Principal will in no way mutilate, deface or destroy any of the records of the County Offices to which it has access.

The Principal will pay to the State of Oklahoma ex rel. Oklahoma Abstractors Board, to the above County, and to every person who may be damaged, the amount of damage actually done by it, its agents or employees, by mutilation, injury or destruction of any records of any County

Office to which it may have access.

If all these things are fully done and performed during the term of this bond, then this obligation shall be null and void; otherwise it shall remain in full force and effect subject to the following conditions:

1. The liability of the Surety shall be limited to the actual damages sustained by the State of Oklahoma ex rel. Oklahoma Abstractors Board, the above County of the State of Oklahoma, any person, firm, corporation or association caused by any default of the Principal. The aggregate liability of the Surety during the entire term of the bond shall not exceed the amount state above.

2. This bond may be surrendered and cancelled at any time, and the Surety is exonerated from all liability for any future breach of the obligations under this bond either upon the surrender of the Certificate of Authority of the Principal to the Oklahoma Abstractors Board, or upon filing a new bond on behalf of the Principal with, and approval of the Oklahoma Abstractors Board, but the Surety shall not be released as to any default occurring during the term of this bond.

This obligation may be continued from year to year by a continuation certificate signed by the Surety, or by its Attorney-in-Fact under seal.

SIGNED AND DATED, this 18th day of February, 2025.

PRINCIPAL:
FIRST AMERICAN TITLE INSURANCE COMPANY

By: Mary Ann Nelson-Sutterfield
Mary Ann Sutterfield Nelson, Vice-President, Oklahoma State
Manager

SURETY:
FIRST AMERICAN TITLE INSURANCE COMPANY

By: Mary Ann Nelson-Sutterfield
Mary Ann Sutterfield Nelson, Vice-President, Oklahoma State
Manager

APPROVED THIS 25th day of February, 2025.

By: William Sunde
Oklahoma Abstractors Board