

PROJECT: J2-8718(005)RB
J/P: 28718(05)
COUNTY: Oklahoma
PARCEL: 10

Unattainable Lien Waiver

The County of Oklahoma was unable to obtain a lien waiver from the Lien Holder, being BOKF, NA DBA Bank of Oklahoma for the above listed project and parcel number.

The County hereby agrees to take full financial responsibility up to the amount the property owner was paid, should the Lien Holder make any claims against the amount paid to the property owner.

Mortgagor: Kevin D. Rutledge and Caroline J. Rutledge
Address: 5077 N. Luther Road
Harrah, OK 73045

Offer and Secured Amount is \$750.00 for property located at:

See Attached Exhibit "A"

The County Commissioner of Oklahoma County.

Commissioner: Brian Maughan, District No 2

Commissioner: _____ Date: _____
(Signature)

ATTEST:

County Clerk

Exhibit "A"

Parcel 10:

A strip, piece or parcel of land lying in the NE $\frac{1}{4}$ of Section 16, T12N, R1E, I.M., in Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the NE corner of said NE $\frac{1}{4}$; thence S 00°32'58" E along the East line of said NE $\frac{1}{4}$ a distance of 330.00 feet, thence N 89°41'56" W a distance of 40.00 feet to a point on the West statutory right-of-way line of Luther Road, said point being the Point of Beginning, thence continuing N 89°41'56" W a distance of 15.00 feet, thence N 00°32'58" W a distance of 297.00 feet to a point on the South statutory right-of-way line of NE 50th Street, thence S 89°41'56" E a distance of 15.00 feet along said right-of-way line, to a point on the West statutory right-of-way line of Luther Road, thence S 00°32'58" E a distance of 297.00 feet along said right-of-way line to the Point of Beginning.

Containing 0.10 Acres or 4,454.95 sq. ft., more or less of permanent utility easement.

Ashlee Simmons

From: Mortgage Payoff Quote <MortgagePayoffQuote@bokf.com> on behalf of Mortgage Payoff Quote
Sent: Monday, April 21, 2025 12:00 PM
To: Ashlee Simmons; Mortgage Payoff Quote
Subject: RE: Partial Release Requirements

Hello,

To be able to do this our partial release requirements are depending on investor guidelines.

- Once we have the loan number we will send the borrower a letter with all requirements (we have to send the letter even if everything is already covered in email) the last page of the letter has an authorization page that we will need signed and returned just giving us permission to do the partial release.
- Also a letter stating why the partial release is needed and how the partial release will effect the remainder of the property and list all funds received from doing the partial release. This will also need to be signed by our borrower – once signed its basically them agreeing that everything in the letter is correct.
- A survey and legal description-
 - Survey will need to be for the property as a whole, everything that is mortgaged, (with all improvements noted) with indication of where the land to be released is located. The goal of the survey is to make sure we are not encumbering the dwelling at all. So on the survey it will need to include (if property has)- Dwelling, driveway, fences, cattle fences, out buildings, shops, septic tank, propane tank, wells, ect., we just want to make sure that nothing that has to do with the dwelling is being released.
 - The legal description needs to be for the land that is wanting to be released only.
- FHA loans there is a \$100 partial release fee all other investors it is a \$300 partial release fee.
- Also depending on investor we might need to have a new partial release appraisal done, once I get the loan number and look at everything I can let you know if this will be needed, along with the correct fee amount.

If you have any questions at all please let me know.

Thak you,

Kimberly Albright
Payoff Specialist II
Bank of Oklahoma Mortgage
7060 S Yale Ave, Ste 400
Tulsa, OK 74136
918.488.7102 | Phone
918.488.7188 | Fax
Kimberly.Albright@bokf.com | Email

Cash and Payoff team Purpose Statement:

Fostering operational excellence and efficiency through dedicated support, we cultivate strong patnerships to ensure seamless workflows and exceptional performance as a team.