

# Oklahoma House

## Ownership:

- Ken Paxton owns a home in Broken Bow, Oklahoma (McCurtain County).

## McCurtain County Report

Property Owner	Property Information
Name: PAXTON, WARREN KENNETH, JR	Physical Address: [REDACTED]
Mailing Address: [REDACTED] MC KINNEY, TX 75071-	Subdivision: Timber Creek Trails Phase 4
Type: (RI) Res. Improv.	Block/Lot: N/A / 0069
Tax District: (115) I-74 Broken Bow Rural	Size (Acres): 0.00
Millage Rate: 83.40	Legal: See Extended Legal

- Paxton bought the property for \$1.6 million. ([The Wall Street Journal](#))

## For Rent:

- The property is called the Copper Canyon Lodge and is a rental property available on VRBO. ([Dallas Observer](#))

## Mortgage:

- The Paxtons took out a mortgage on the house in 2019.

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **January 26, 2022**, together with all Riders to this document.

(B) "Borrower" is **WARREN KENNETH PAXTON JR, A MARRIED MAN.**

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is **Stifel Bank & Trust.**

Lender is a **State Chartered Bank**,  
under the laws of **Missouri**.

organized and existing

Lender's address is **12655 Olive Blvd., Suite 250, St. Louis, MO 63141.**

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated **January 26, 2022**. The Note states that Borrower owes Lender **ONE MILLION TWO HUNDRED EIGHTY THOUSAND AND NO/100\*** \*\*\*\*\*

Dollars (U.S. **\$1,280,000.00** )

plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than

- On that mortgage he selected the "second home rider."

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plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **February 1, 2052**.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Adjustable Rate Rider  | <input type="checkbox"/> Condominium Rider              | <input checked="" type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider          | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider             |
| <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> V.A. Rider                     |   |
| <input type="checkbox"/> Other(s) [specify]     |   |   |

- That second home rider forbade him from using the house as a rental or a timeshare.

**LOAN #: 0169706785**

### SECOND HOME RIDER

THIS SECOND HOME RIDER is made this **26th** day of **January, 2022** and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower," whether there are one or more persons undersigned) to secure Borrower's Note to **Stifel Bank & Trust, a State Chartered Bank**

(the "Lender") of the same date and covering the Property described in the Security Instrument (the "Property"), which is located at: [REDACTED]

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree that Sections 6 and 8 of the Security Instrument are deleted and are replaced by the following:

**6. Occupancy.** Borrower will occupy and use the Property as Borrower's second home. Borrower will maintain exclusive control over the occupancy of the Property, including short-term rentals, and will not subject the Property to any timesharing or other shared ownership arrangement or to any rental pool or agreement that requires Borrower either to rent the Property or give a management firm or any other person or entity any control over the occupancy or use of the Property. Borrower will keep the Property available primarily as a residence for Borrower's personal use and enjoyment for at least one year after the date of this Second Home Rider, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's second home.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Second Home Rider.