

Davis Board of Education Regular Board Meeting
Monday, August 10, 2026 6:00 PM
Davis Board of Education, High School, Media Room, 702 S. 4th, Davis, OK 73030

During any properly scheduled open meeting the Davis Board of Education may discuss, make motions, vote to approve or disapprove, vote to table, adopt, reject, reaffirm, rescind, or take no action on any agenda item. The Board may vote to go into executive session to discuss any matter allowed by law.

The Murray County Clerk was notified of the time, date, and place of this meeting as required by law.

1. Call to order and roll call of members.
2. Consent Agenda
The following items, which concern reports and items of a routine nature normally approved at board meetings, will be approved by one vote unless a board member desires to have a separate vote on any or all of these items. The Consent Agenda consists of the discussion, consideration, and approval of the following items:
 - 2.a. Approve Minutes of previous Special Meeting held on August 4th, 2026.
 - 2.b. Approve Purchase order encumbrances for all funds and change orders.
General Fund PO #'s 139-140 with a total of \$3,000.00
Building Fund PO #'s 33 with a total of \$3500.00.
 - 2.c. Approval of Treasurer's report.
 - 2.d. Approval of Activity Fund Report.
 - 2.e. Approval of Substitutes.
3. Superintendent's Report.
4. Discussion and possible board action to approve updating existing policies and adding new policies listed below.
 - 4.a. Artificial Intelligence Systems and Tools Use in the School District - EFEAA.
 - 4.b. Student Retention (Regulation) - EIA-R4.
 - 4.c. Strong Readers Act - EKBA.
 - 4.d. Reporting Suspected Child Abuse And/Or Neglect - FFG.
5. Discussion and possible board action to approve the Certified Teacher Salary Schedule for the 2026-2025 FY school year.
6. Discussion and possible board action to approve the following as Thrive adjunct teachers for the 2026-2027 school year.
 - 6.a. Bryan Kauk, Physics and Chemistry.
 - 6.b. Amy Lasater, Environmental Science.
 - 6.c. Laura Howell, Art, Physical Science, and Sociology/Psychology.
7. Vote to convene into proposed executive session pursuant to O.S. Section 307 (b)(2,3) and 70 O.S. Section 5-118 of the Open Meetings Act to discuss:
 - 7.a. Employment of:
 - 7.a.1. Bus Drivers for the 2026-2027 school year (Exhibit A).
 - 7.a.2. Extra Duty Appointments for the 2026-2027 school year (Exhibit B).
 - 7.a.3. Jenna Barton, Paraprofessional.
 - 7.a.4. Glenna Raper, Part-time Receptionist.
 - 7.b. Discuss the Purchase of Real Property located at physical address 506 S 5th St. Davis, OK 73030.
 - 7.c. Conduct ongoing evaluation of the Superintendent.
8. Acknowledge the board's return to open session.
9. Statement of minutes of executive session.
10. Discussion and possible board action to approve the employment of the following for the 2026-2027 school year:
 - 10.a. Bus Drivers (Exhibit A).
 - 10.b. Extra Duty Appointments (Exhibit B).

- 10.c. Jenna Barton, Paraprofessional.
- 10.d. Glenna Raper, Part-time Receptionist.
- 11. Discussion and board action to approve the purchase of Real Property located at physical address 506 S 5th St. Davis, OK 73030.
- 12. New Business
- 13. Adjourn

Posted on _____ day of _____, 20__ at _____ .m., at the front door of the Administration Building, Davis Public Schools, Davis, Oklahoma.

Posted by _____

**Davis Board of Education Special Meeting
Tuesday, August 4, 2026 5:00 PM
Davis Board of Education, High School, Media Room
702 S. 4th
Davis, OK 73030**

1. Call to order and roll call of members.

Attendance Taken at 5:19 PM.

Bubba Bolding: Present

Chad Fielding: Absent

Lee Henley: Present

Jeremy Hoffman: Present

Ryan Oden: Absent

Present: 3, Absent: 2.

2. Consent Agenda

The following items, which concern reports and items of a routine nature normally approved at board meetings, will be approved by one vote unless a board member desires to have a separate vote on any or all of these items. The Consent Agenda Consists of discussion, consideration, and approval of the following items:

Motion was made by Jeremy Hoffman and seconded by Lee Henley to approve consent agenda items 2a-2c. Motion was approved. Votes are as follows. This motion, made by Jeremy Hoffman and seconded by Lee Henley, passed.

Bubba Bolding: Yes

Chad Fielding: Absent

Lee Henley: Yes

Jeremy Hoffman: Yes

Ryan Oden: Absent

Yes: 3, No: 0, Absent: 2

a. Approve Minutes of the previous regular meeting held on July 13, 2026.

b. Approve Purchase order encumbrances for all funds and change orders.

General Fund Po #'s 129-138 with a total of \$13,388.18

Building Fund Po # 32 with a total of \$3,000.00

Building Bond Fund 37 Po #10 with a total of \$1,000.00

3. Discussion and board action to remove David Harp from all school bank signature cards and accounts.

Motion was made by Jeremy Hoffman and seconded by Lee Henley to approve removing David Harp from all school bank signature cards and accounts. Motion was approved. Votes are as follows. This motion, made by Jeremy Hoffman and seconded by Lee Henley, passed.

Bubba Bolding: Yes
Chad Fielding: Absent
Lee Henley: Yes
Jeremy Hoffman: Yes
Ryan Oden: Absent
Yes: 3, No: 0, Absent: 2

4. Discussion and board action to remove Jeffrey (Jeff Brown) from all school bank signature cards and accounts.

Motion was made by Jeremy Hoffman and seconded by Lee Henley to approve removing Jeffrey (Jeff) Brown from all school bank and signature cards and accounts. Motion was approved. Votes are as follows. This motion, made by Jeremy Hoffman and seconded by Lee Henley, passed.

Bubba Bolding: Yes
Chad Fielding: Absent
Lee Henley: Yes
Jeremy Hoffman: Yes
Ryan Oden: Absent
Yes: 3, No: 0, Absent: 2

5. Discussion and possible action to approve the following contracts and agreements for the FY 26-27 school year:

Motion was made by Lee Henley and seconded by Jeremy Hoffman to approve the following contracts and agreements for the FY 26-27 school year 5a Secondary Career and Technology Education Contract. Motion was approved. Votes are as follows. This motion, made by Lee Henley and seconded by Jeremy Hoffman, passed.

Bubba Bolding: Yes
Chad Fielding: Absent
Lee Henley: Yes
Jeremy Hoffman: Yes
Ryan Oden: Absent
Yes: 3, No: 0, Absent: 2

a. Secondary Career and Technology Education Contract 26-27 school year.

6. Discussion and possible board action to surplus Houses Listed on the attachment.

Motion was made by Jeremy Hoffman and seconded by Lee Henley to approve to surplus three houses 504 S 5th St Davis, OK 73030, 509 E Ferguson Davis, OK 73030, and 501 S 6th St

Davis, OK 73030. Motion was approved. Votes are as follows. This motion, made by Jeremy Hoffman and seconded by Lee Henley, passed.

Bubba Bolding: Yes

Chad Fielding: Absent

Lee Henley: Yes

Jeremy Hoffman: Yes

Ryan Oden: Absent

Yes: 3, No: 0, Absent: 2

7. Discuss Davis Public School District Policies, Staff, Facilities, and current relations with the Community.

Discussion only no actions or votes took place. During this time, commitment to our students, each other, and to excellence was discussed.

Staff and Student Expectations were discussed as well as District goals.

8. Adjourn

Motion was made by Bubba Bolding and seconded by Lee Henley to adjourn. Motion was approved. Votes are as follows. This motion, made by Bubba Bolding and seconded by Lee Henley, passed.

Bubba Bolding: Yes

Chad Fielding: Absent

Lee Henley: Yes

Jeremy Hoffman: Yes

Ryan Oden: Absent

Yes: 3, No: 0, Absent: 2

Meeting adjourned at 8:00pm

Bubba Bolding

Ryan Oden

Jeremy Hoffman

Lee Henley

Chad Fielding

Minutes Clerk

Encumbrance Register

Options: Year: 2026-2027, Date Range: 7/1/2026 - 6/30/2027, PO Range: 139 - 999, Fund(s): GEN FUND-FOR OP 11

Fund	PO No	Date	Vendor No	Vendor	Description	Amount
11	139	07/16/2026	15408	DAKTRONICS,INC	PLAY CLOCK PANEL	1,000.00 ✓
11	140	07/16/2026	18423	SERVICE OKLAHOMA	TAGS FOR NEW VEHICLES	2,000.00 ✓
Non-Payroll Total:						\$3,000.00
Payroll Total:						\$0.00
Balance Forward:						\$0.00
Report Total:						\$3,000.00

Encumbrance Register

Options: Year: 2026-2027, Date Range: 7/1/2026 - 6/30/2027, PO Range: 33 - 999, Fund(s): BUILDING 21

Fund	PO No	Date	Vendor No	Vendor	Description	Amount
21	33	07/16/2026	18312	URBAN YARDWORX HYDROSEEDING LLC	GROUNDS REPAIRS FOR SPRINKLER SYSTEM ETC	3,500.00
Non-Payroll Total:						\$3,500.00
Payroll Total:						\$0.00
Balance Forward:						\$0.00
Report Total:						\$3,500.00

Change Order Listing

Options: Fund(s): BOND FUND 37 CONST 2016, Year: 2026-2027, ReferenceDate: PO Date, Date Range: 7/14/2026 - 6/30/2027, Include Negative Changes: True

PO No	Date	Vendor No	Vendor	Description	Amount
2	07/01/2026	18878	TEXOMA OUTDOOR	SPRINKLER SYSTEM FOR TRACK IRRIGATION FIELD	17,770.00
3	07/01/2026	18064	HOWARD TECHNOLOGY SOLUTIONS	COMPUTERS LICENSE ETC	10,000.00
7	07/01/2026	18863	SULPHUR ABSTRACT & TITLE	REAL PROPERTY PURCHASE	25,000.00
Non-Payroll Total:					\$52,770.00
Payroll Total:					\$0.00
Report Total:					\$52,770.00

[illegible]

DAVIS PUBLIC SCHOOL

Revenue/Expenditure Summary

Options: Fund: 60, Date Range: 7/1/2026 - 7/31/2026

	Begin Balance	Receipts	Adjusting Entries	Payments	Cash End Balance	Unpaid POs	End Balance
801 ATHLETICS	\$0.00	\$140.00	\$30,605.77	\$10.50	\$30,735.27	\$0.00	\$30,735.27
802 ANNUAL	\$0.00	\$0.00	\$5,348.20	\$0.00	\$5,348.20	\$0.00	\$5,348.20
803 BAND	\$0.00	\$0.00	\$12,598.17	\$707.98	\$11,890.19	\$0.00	\$11,890.19
804 ELEMENTARY	\$0.00	\$1,371.04	\$6,078.09	\$0.00	\$7,449.13	\$0.00	\$7,449.13
805 ELEM MUSIC	\$0.00	\$0.00	\$29.67	\$0.00	\$29.67	\$0.00	\$29.67
806 ELEM LIBRARY	\$0.00	\$0.00	\$2,401.08	\$0.00	\$2,401.08	\$0.00	\$2,401.08
807 HS ACADEMIC	\$0.00	\$0.00	\$12.20	\$0.00	\$12.20	\$0.00	\$12.20
808 MISC ACTIVITY	\$0.00	\$349.80	\$684.05	\$118.35	\$915.50	\$0.00	\$915.50
809 HIGH SCHOOL	\$0.00	\$0.00	\$1,227.04	\$659.00	\$568.04	\$0.00	\$568.04
810 CHILD NUTRITION	\$0.00	\$1,771.50	\$0.00	\$0.00	\$1,771.50	\$0.00	\$1,771.50
811 JH CHEERLEADERS	\$0.00	\$200.00	\$5,182.74	\$0.00	\$5,382.74	\$0.00	\$5,382.74
812 HS LIBRARY	\$0.00	\$0.00	\$6,061.91	\$0.00	\$6,061.91	\$0.00	\$6,061.91
813 AG BOOSTERS	\$0.00	\$0.00	\$11,298.27	\$0.00	\$11,298.27	\$0.00	\$11,298.27
814 CLUB 95	\$0.00	\$0.00	\$568.16	\$0.00	\$568.16	\$0.00	\$568.16
815 HS CHEERLEADERS	\$0.00	\$1,038.44	\$2,892.70	\$170.55	\$3,760.59	\$0.00	\$3,760.59
816 FCA	\$0.00	\$0.00	\$771.21	\$0.00	\$771.21	\$0.00	\$771.21
817 1ST GRADE	\$0.00	\$0.00	\$4,192.98	\$0.00	\$4,192.98	\$0.00	\$4,192.98
818 KINDERGARTEN	\$0.00	\$0.00	\$586.08	\$150.13	\$435.95	\$0.00	\$435.95
819 PRE-K	\$0.00	\$0.00	\$15.32	\$0.00	\$15.32	\$0.00	\$15.32
820 VOCAL MUSIC	\$0.00	\$0.00	\$4,616.38	\$0.00	\$4,616.38	\$0.00	\$4,616.38
821 AG ED	\$0.00	\$250.00	\$2,821.21	\$0.00	\$3,071.21	\$0.00	\$3,071.21
823 ART DEPARTMENT	\$0.00	\$0.00	\$1,802.26	\$0.00	\$1,802.26	\$0.00	\$1,802.26
824 T-1	\$0.00	\$0.00	\$45.36	\$0.00	\$45.36	\$0.00	\$45.36
825 BUILDERS CLUB	\$0.00	\$0.00	\$10,470.54	\$0.00	\$10,470.54	\$0.00	\$10,470.54
826 MIDDLE SCHOOL	\$0.00	\$0.00	\$7,134.11	\$0.00	\$7,134.11	\$0.00	\$7,134.11
827 FCA-MIDDLE SCHOOL	\$0.00	\$0.00	\$5.72	\$0.00	\$5.72	\$0.00	\$5.72
828 KEY CLUB	\$0.00	\$0.00	\$14,573.33	\$0.00	\$14,573.33	\$0.00	\$14,573.33
829 BAND BOOSTERS	\$0.00	\$0.00	\$22,411.89	\$7,087.50	\$15,324.39	\$0.00	\$15,324.39
830 WOLF BOOSTERS	\$0.00	\$0.00	\$1,801.76	\$0.00	\$1,801.76	\$0.00	\$1,801.76
831 SENIOR CLASS	\$0.00	\$0.00	\$613.88	\$0.00	\$613.88	\$0.00	\$613.88
832 JOM BOOSTERS	\$0.00	\$0.00	\$124.25	\$0.00	\$124.25	\$0.00	\$124.25
833 3RD GRADE ACCT	\$0.00	\$294.46	\$0.00	\$0.00	\$294.46	\$0.00	\$294.46
834 MS OUTDOOR SCHOOL	\$0.00	\$0.00	\$3,492.58	\$0.00	\$3,492.58	\$0.00	\$3,492.58
837 JR CLASS	\$0.00	\$0.00	\$5,264.45	\$0.00	\$5,264.45	\$0.00	\$5,264.45
838 HS STUCO	\$0.00	\$0.00	\$2,382.87	\$0.00	\$2,382.87	\$0.00	\$2,382.87
839 K-KIDS	\$0.00	\$0.00	\$545.81	\$0.00	\$545.81	\$0.00	\$545.81
841 GRANTS ACCT-TEACHERS	\$0.00	\$0.00	\$6,699.70	\$0.00	\$6,699.70	\$0.00	\$6,699.70
843 BPA	\$0.00	\$0.00	\$1,103.20	\$0.00	\$1,103.20	\$0.00	\$1,103.20
844 SPECIAL OLYMPICS	\$0.00	\$0.00	\$9,712.06	\$0.00	\$9,712.06	\$0.00	\$9,712.06
845 CARL WHITE AWARD	\$0.00	\$0.00	\$5,923.02	\$0.00	\$5,923.02	\$0.00	\$5,923.02
846 CHROME BOOKS	\$0.00	\$0.00	\$2,783.66	\$0.00	\$2,783.66	\$0.00	\$2,783.66
847 ESPORTS	\$0.00	\$0.00	\$36.44	\$0.00	\$36.44	\$0.00	\$36.44
848 MIDDLE SCHOOL LIBRARY	\$0.00	\$0.00	\$6,263.05	\$0.00	\$6,263.05	\$0.00	\$6,263.05
849 SOPHMORE	\$0.00	\$0.00	\$65.00	\$0.00	\$65.00	\$0.00	\$65.00
850 ESPORTS BOOSTERS	\$0.00	\$0.00	\$1,658.94	\$0.00	\$1,658.94	\$0.00	\$1,658.94
857 4TH GRADE	\$0.00	\$0.00	\$644.64	\$0.00	\$644.64	\$0.00	\$644.64
861 RONALD DUTY MEMORIAL ATH.	\$0.00	\$0.00	\$145.23	\$0.00	\$145.23	\$0.00	\$145.23
862 MEMORIAL GARDENS	\$0.00	\$0.00	\$14.59	\$0.00	\$14.59	\$0.00	\$14.59
863 2ND GRADE	\$0.00	\$76.00	\$1,705.21	\$0.00	\$1,781.21	\$0.00	\$1,781.21
867 MEDIA CLASS	\$0.00	\$0.00	\$206.86	\$0.00	\$206.86	\$0.00	\$206.86
869 COMP 1 SCHOOL BASED ENTER.	\$0.00	\$0.00	\$2,397.64	\$0.00	\$2,397.64	\$0.00	\$2,397.64
870 7TH GRADE CHEERLEADERS	\$0.00	\$200.00	\$385.39	\$0.00	\$585.39	\$0.00	\$585.39
881 FOOTBALL	\$0.00	\$575.00	\$14,688.15	\$0.00	\$15,263.15	\$0.00	\$15,263.15
883 GIRLS BASKETBALL	\$0.00	\$0.00	\$16,966.16	\$0.00	\$16,966.16	\$0.00	\$16,966.16
885 BOYS BASKETBALL	\$0.00	\$0.00	\$4,689.02	\$0.00	\$4,689.02	\$0.00	\$4,689.02
887 BASEBALL	\$0.00	\$0.00	\$9,478.87	\$0.00	\$9,478.87	\$0.00	\$9,478.87
889 SOFTBALL	\$0.00	\$0.00	\$6,692.99	\$0.00	\$6,692.99	\$0.00	\$6,692.99

DAVIS PUBLIC SCHOOL

Revenue/Expenditure Summary

Options: Fund: 60, Date Range: 7/1/2026 - 7/31/2026

	Begin		Adjusting		Cash End		
	Balance	Receipts	Entries	Payments	Balance	Unpaid POs	End Balance
891 GOLF	\$0.00	\$0.00	\$102.92	\$0.00	\$102.92	\$0.00	\$102.92
893 WRESTLING	\$0.00	\$0.00	\$3,979.96	\$0.00	\$3,979.96	\$0.00	\$3,979.96
895 GIRLS TRACK	\$0.00	\$0.00	\$2,521.85	\$0.00	\$2,521.85	\$0.00	\$2,521.85
896 BOYS TRACK	\$0.00	\$0.00	\$292.45	\$0.00	\$292.45	\$0.00	\$292.45
897 CROSS COUNTRY	\$0.00	\$0.00	\$73.92	\$0.00	\$73.92	\$0.00	\$73.92
Total	\$0.00	\$6,266.24	\$267,890.96	\$8,904.01	\$265,253.19	\$0.00	\$265,253.19

Substitutes

Jake Parker

ARTIFICIAL INTELLIGENCE SYSTEMS AND TOOLS USE IN THE SCHOOL DISTRICT

The introduction of AI offers unprecedented opportunities for enhancing teaching methods, expanding learning resources, and fostering innovative educational experiences. However, Artificial Intelligence (“AI”) also presents unique risks, challenges, and responsibilities, particularly in terms of ethical use, data privacy and security, and the accuracy and integrity of academic work.

The parent or legal guardian of a student may provide written notice opting the student out of participating in student-facing AI tools at any time. Those students who have opted out shall not be academically penalized or denied access to core instructional content.

This Policy serves to responsibly harness the potential of these AI technologies while also safeguarding the interests and well-being of our students, teachers, and professional staff. Through this Policy, the District endeavors to (i) prepare our students, teachers, and professional staff for the future and (ii) equip them with the knowledge and skills to use these systems and tools wisely and ethically. The District will continue to support our teachers in incorporating AI into their teaching practices in ways that enrich the teaching and learning experience while upholding the District’s educational standards and values.

1. AI systems and tools must comply with data privacy and security laws and policies..
2. AI systems and tools will serve to enhance the District’s commitment to high-quality learning.
3. Safeguards are essential to the use of AI systems and tools to minimize bias, promote fairness, and preserve the rigor and integrity of learning,
4. The use of AI systems and tools by students, teachers and professional staff must account for the context of teaching and learning and should be adopted, implemented and utilized in ways that maximize equity of access, use and benefit.

Student Use Guidelines:

Certain assignments may permit, encourage or require the use of AI systems and tools. In each case, it will be clearly stated in the assignment or specified by the teacher. Use beyond the specified guidelines of the teacher or assignment should be understood as prohibited. It is each student’s responsibility to assess the validity and applicability of any AI output that is submitted with an assignment.

1. Students are allowed to use AI for explanations of concepts, exploration of new topics of interest, and seeking guidance on research directions. However, students should be mindful that some AI is prone to “hallucinations”, false answers/information, or outdated information. Accordingly, AI can generate erroneous, misleading, and/or biased information. Thus, students must always verify the information provided by AI using reliable sources such as textbooks, scientific papers, and reputable educational websites. Students must verify that any response from an AI tool that they intend to rely on, or use is appropriate, accurate, not a violation of any other individual or entity’s property or privacy rights, and consistent with the District’s academic policies.
2. Students should not upload or input any personal, confidential, proprietary, or sensitive information into any AI tool. Examples include passwords and other personal information such as names, likenesses, social security numbers, credit card or bank account numbers.

3. Offenses or violations of this Policy will be addressed by the teacher and professional staff. Procedures should be clearly established in the student discipline code or academic integrity policies.

ARTIFICIAL INTELLIGENCE (Cont.)**Staff Use Guidelines:**

1. Teachers and professional staff may consult AI for ideas, outlines and to enhance the educational experience, such as supplementing lesson plans, providing differentiated instruction, and aiding in curriculum development.
2. Teachers and professional staff must ensure that their use of any AI tool complies with applicable laws such as those governing data and student privacy and District policies, including, without limitation, those regarding student information. All tools are compliant if no protected information is entered into the tool.
3. Teachers and professional staff should not upload or input any confidential, proprietary, or sensitive information, including any such District or student information into any AI tool. Examples include passwords, personal information such as names, likeness, social security numbers, credit card or bank account numbers and other credentials, personnel material, information from non-public District documents, including those identified as or understood to be confidential or sensitive (based on their nature or context) or any other non-public District information that might be harmful to the District if disclosed.
4. Teachers and district/site professional staff should guide students in using AI.
5. Teachers and professional staff should carefully evaluate the appropriateness of AI for educational purposes on a case by case basis, considering their appropriateness for each educational context, accuracy, reliability, and alignment with curriculum standards.
6. Teachers and professional staff must supervise student use of AI to ensure it is being used appropriately and constructively in the learning process.
7. Teachers who suspect plagiarism or use of AI that violates district policy should first have a conversation with a student to ensure that they understand expectations for acceptable use. Teachers should consult with administration to determine appropriate steps to investigate any possible violation of policy. AI detection tools will not be the basis of information relied upon in an investigation when it is believed that policy has been violated with regard to the use of AI by students.

District Level Guidelines:

Approved tools and their uses should be determined by the appropriate school district personnel after consideration of security, privacy, data usage, and academic integrity and quality standards, regulations, and values. The superintendent shall designate the employees who will be responsible for approving and overseeing the use of artificial intelligence tools.

LEGAL REFERENCE: **70 O.S. § 11-120**

STUDENT RETENTION (REGULATION)

In accordance with the policy of the board of education, the following criteria for the selection of students to be retained in their current grade, or denied course credit, will be used in this school district.

Beginning with the 2027-2028 school year, third-grade students shall demonstrate sufficient reading skills for promotion to fourth grade. Students shall be provided the following options to demonstrate sufficient reading skills for promotion to fourth grade:

- a. scoring above the below basic level on the third-grade statewide English Language Arts assessment, or
- b. earning an acceptable score on an alternative standardized reading assessment as recommended by the Commission for Educational Quality and Accountability and approved by the State Board of Education.

If a third-grade student cannot demonstrate sufficient reading skills on one of the two options described in paragraph 1 of this subsection and does not qualify for a good-cause exemption, the student shall be retained in the third grade for the next school year. Screening instruments described in this section shall not be used for promotion purposes.

The board of education may only exempt students from mandatory third-grade retention for good cause. A student who is promoted to fourth grade with a good-cause exemption, except for students who meet the definition of a student with the most significant cognitive disabilities, shall continue to receive reading intervention services that includes specific reading strategies prescribed in the student's individual reading intervention plan until the deficiency is remedied. Good-cause exemptions shall be limited to the following:

- 1. Students with disabilities whose individualized education program (IEP) indicates that participation in the statewide student assessment system is not appropriate, consistent with state law;
- 2. Students identified as English language learners who have had less than two (2) consecutive school years of instruction in an English-learner program;
- 3. Students with disabilities who participate in the statewide English Language Arts assessment and who have an IEP that reflects that the student has received reading intervention for more than two (2) school years but still demonstrates a reading deficiency, or who was previously retained for one (1) year in kindergarten, first, second, or third grade; and
- 4. Students who have received reading intervention services for two (2) or more years but still demonstrate a reading deficiency, and who were previously retained in kindergarten, first, second, or third grade for a total of two (2) years. No student shall be retained twice in third grade.

Requests to exempt students from the mandatory third-grade retention requirement, using one of the good-cause exemptions shall be made consistent with the following:

STUDENT RETENTION (CON'T)

1. Documentation shall be submitted from the student's teacher to the principal indicating that the promotion of the student is appropriate. Such documentation shall consist only of the good-cause exemption being requested and the existing reading intervention plan or IEP;

2. The principal shall review and discuss the recommendation for exemption with the student's teacher. If the principal determines that the student meets one of the good-cause exemptions based on the discussion and documentation provided, the principal shall make such recommendation in writing to the superintendent. The superintendent shall accept or reject the school principal's recommendation in writing; and

3. The parents or legal guardians of a third-grade student eligible for a good-cause exemption may choose that the student be retained for one (1) year even if the superintendent accepts a recommendation for a good-cause exemption pursuant to this subsection.

The school district shall provide written notification to the parent or legal guardian of any student who is retained. Such notification shall state that his or her child has not met the reading level required for promotion to the fourth grade, the reasons the child is not eligible for a good-cause exemption, and that his or her child will be retained in third grade. The notification shall include a description of the proposed reading intervention services and the intensity of instruction that will be provided to the child to remedy the identified areas of reading deficiency in the retained year.

Students that are withdrawn from public school to bypass third-grade retention requirements shall be subject to screening upon return to the public school system to determine appropriate grade level upon re-entry.

If a third-grade student subject to retention transfers to the district the requirements to retain the student in third grade shall remain in effect for the placement of the student.

Beginning with the 2027-2028 school year, students retained shall be provided Tier 2 or Tier 3 reading interventions to remedy the student's specific reading deficiency. The reading intervention services shall include effective instructional strategies to accelerate student progress. Each school district shall conduct a review of student reading intervention plans for all students retained in third grade. The review shall address additional supports and services needed to remedy the identified areas of reading deficiency and ensure the following are provided to retained students:

1. A teacher with appropriate training and demonstrated competency in evidence-based reading intervention. School districts with only one third-grade teacher are exempt from the requirements of this paragraph;

2. Tier 2 or Tier 3 reading intervention services and supports to correct the identified areas of reading deficiency;

3. One of the following intervention supports:

a. before-, during-, or after-school supplemental research-based reading intervention delivered by a teacher or tutor with specialized reading training, or

b. summer academy programs designed to ensure that participating students successfully complete grade-level competencies in reading to enhance next-grade readiness; and

STUDENT RETENTION (CON'T)

4. A "Read at Home" plan as created by the Office of Educational Quality and Accountability shall be outlined in a parental or legal guardian notification, including participation in parent or legal guardian training workshops or regular parent-guided or legal guardian-guided home reading activities which are aligned to scientifically based reading research.

Whenever a teacher or a placement committee recommends that a student be retained at the present grade level or not passed in a course, the parent(s) or guardian, if dissatisfied with the recommendation, may appeal the decision by complying with the district's appeal process. The decision of the board of education shall be final. The parent(s) or guardian may prepare a written statement to be placed in and become a part of the permanent record of the student stating the parent(s)'s or guardian's reason(s) for disagreeing with the decision of the board.

REFERENCE: 70 O.S. §24-114.1
70 O.S. §1210.508C

STRONG READERS ACT

To identify students who have a reading deficiency ~~or including students with~~ characteristics of dyslexia, every student enrolled in kindergarten, first, second, and third grades shall be assessed at the beginning, middle, and end of each school year using a screening instrument approved by the State Board of Education for monitoring of progress and for measurement of reading skills including, but not limited to, phonological awareness, decoding, fluency, vocabulary, and comprehension. Any student who is assessed and found not to be meeting grade level targets shall be provided a program of reading instruction designed to enable the student to acquire the appropriate grade level reading skills. The program of reading instruction required shall be based on scientific reading research and shall align with the subject matter standards adopted by the State Board of Education. A program of reading instruction shall also include, but not be limited to:

1. Sufficient additional in-school instructional time for the acquisition of phonological awareness, decoding, fluency, vocabulary, and comprehension;
2. If necessary, and if funding is available, tutorial instruction after regular school hours, on Saturdays, and during the summer; however, such instruction may not be counted toward the 181 day or 1086 hour school year required by law;
3. Assessments identified for diagnostic purposes and periodic monitoring to measure the acquisition of reading skills including, but not limited to, phonological awareness, decoding, fluency, vocabulary, and comprehension, as identified in the student's program of reading instruction;
4. High-quality instructional materials grounded in scientifically based reading research, and
5. A means of providing every family of a student in prekindergarten, kindergarten, first, second, and third grade access to free online evidence-based literacy instruction resources to support the student's literacy development at home.

A student enrolled in kindergarten, first, second, or third grade who exhibits a deficiency in reading at any time based upon the screening instrument shall receive an individual reading intervention plan no later than thirty (30) days after the identification of the deficiency in reading. The reading intervention services shall not occur during math instruction. The reading intervention plan shall be provided in addition to core reading instruction that is provided to all students. The reading intervention plan shall:

1. Describe the ~~research-based~~ reading intervention services, and the needed intensity of instruction the student will receive to remedy the ~~deficiency in reading deficiency~~,
2. Provide explicit and systematic instruction in phonological awareness, decoding, fluency, vocabulary, and comprehension as applicable,
3. Monitor the reading progress of each student's reading skills throughout the school year and adjust instruction according to the student's needs; and
4. Continue until the student is determined to be meeting grade-level targets in reading based on the screening instruments or assessments.

The district strong readers plan shall be adopted and annually updated, with input from school administrators, teachers, and parents and legal guardians, and if possible a reading specialist, and which shall be submitted to and approved by the State Board of Education. This plan shall include a plan for each site that includes an analysis of the

STRONG READERS ACT (Cont.)

data provided by the Oklahoma School Testing Program and other reading assessments utilized which outlines how each school site shall comply with the provision of the Strong Readers Act.

~~Beginning with the 2022-2023 school year, a~~Any student enrolled in first, second, or third grade who is assessed through the Strong Readers Act and is not meeting grade level targets in reading after the beginning of the year assessment shall be screened for dyslexia. Screening may also be requested for a student by his or her parent or guardian, teacher, counselor, speech-language pathologist or school psychologist.

REFERENCE: 70 O.S. §1210.508A, et seq.

NOTE: Referenced statute requires each school district to adopt and annually update a district plan that includes a plan for each site, and which outlines how each school site will comply with the provisions of the Strong Readers Act.

REPORTING SUSPECTED CHILD ABUSE AND/OR NEGLECT

In accordance with Oklahoma law, any person is required to immediately report suspected cases of physical abuse or neglect involving students under the age of eighteen (18) to the statewide toll free hotline of the Department of Human Services and local law enforcement. The statewide DHS hotline number is 1-800-522-3511. Any person having reason to believe that a student age eighteen (18) or older is a victim of abuse or neglect shall immediately report the matter to local law enforcement. In addition to the above, every school employee having reason to believe, or receiving an allegation or disclosure, that a student is the victim of sexual abuse, sexual assault, or sexual misconduct shall report the disclosure, allegation or information within twenty-four hours to local law enforcement.

Local law enforcement means a law enforcement agency that is independent of the school district, campus police department and shall not include a school resource officer employed by the school district unless directed by the independent law enforcement agency. When a school resource officer is utilized, the office shall submit a written report describing the circumstances and any actions taken to the independent law enforcement agency. Reports must be made prior to any formal investigation or questioning of the subject of the disclosure or allegation.

No school investigator, administrator or official shall conduct formal interviews of the subject of the disclosure or allegation or engage in disciplinary proceedings until law enforcement has been notified and has had the opportunity to interview the involved parties, unless law enforcement determines that an immediate school response is necessary to protect student safety.

Any school employee with knowledge of a report shall not disclose information identifying the reporting school employee unless otherwise ordered by the court or as part of an investigation by local law enforcement or the State Department of Education.

The board of education fully supports that requirement and has established this policy to facilitate such reporting.

Every teacher, support person, or other employee of this school district shall immediately report any suspected physical, mental, or sexual abuse or neglect of any school student to the Department of Human Services by telephone. The employee shall also inform the building principal who will advise the superintendent that the report was made using Form FFG-E.

“Child Abuse and Neglect” shall include, but is not limited to:

1. Child abuse as defined in Section 843.5 of Title 21 of the Oklahoma Statutes;
2. Sexual abuse or sexual exploitation as defined in Section 1-1-105 of Title 10A of the Oklahoma Statutes;
3. Contributing to the delinquency of a minor as defined in Section 856 of Title 21 of the Oklahoma Statutes;
4. Trafficking in children, as defined in Section 866 of Title 21 of the Oklahoma Statutes;
5. Incest as described in Section 885 of Title 21 of the Oklahoma Statutes;
6. Forcible sodomy, as described in Section 888 of Title 21 of the Oklahoma Statutes;

REPORTING SUSPECTED CHILD ABUSE (Cont.)

7. Maliciously, forcibly or fraudulently taking or enticing a child away, as described in Section 891 of Title 21 of the Oklahoma Statutes;
8. Soliciting or aiding a minor child to perform or showing, exhibiting, loaning or distributing obscene material or child pornography, as described in Section 1021 of Title 21 of the Oklahoma Statutes;
9. Procuring or causing the participation of any minor child in any child pornography or knowingly possessing, procuring or manufacturing child pornography, as described in Section 1021.2 of Title 21 of the Oklahoma Statutes;
10. Permitting or consenting the participation of a minor child in any child pornography, as described in Section 1021.3 of Title 21 of the Oklahoma Statutes;
11. Facilitating, encouraging, offering or soliciting sexual conduct with a minor, as described in Section 1040.13a of Title 21 of the Oklahoma Statutes;
12. Offering or offering to secure a minor child for the purposes of prostitution or any other lewd or indecent act, as described in Section 1087 of Title 21 of the Oklahoma Statutes;
13. Causing, inducing, persuading or encouraging a minor child to engage or continue to engage in prostitution, as described in Section 1088 of Title 21 of the Oklahoma Statutes;
14. Rape or rape by instrumentation, as described in Sections 1111.1 and 1114 of Title 21 of the Oklahoma Statutes;
15. Making any oral, written or electronically or computer-generated lewd or indecent proposals to a minor child under the age of sixteen (16) as described in Section 1123 of Title 21 of the Oklahoma Statutes; and
16. Sexual battery, when committed upon a person who is at least sixteen (16) years of age and is less than twenty (20) years of age and is a student, or in the legal custody or supervision of any public or private elementary or secondary school, or technology center, by a person who is eighteen (18) years of age or older and is an employee of a private or public school system.

The reporting obligations under this section are individual, and no employer, supervisor or administrator of a person required to provide information pursuant to this section shall discharge, or in any manner discriminate or retaliate against, any such person who in good faith provides such child abuse reports or information, testifies, or is about to testify in any proceeding involving child abuse or neglect; provided, that such person did not perpetrate or inflict such abuse or neglect. Any such employer, supervisor, or administrator who discharges, discriminates, or retaliates against such person shall be liable for damages, costs, and attorney fees.

Any person, other than a superintendent or school administrator, who knowingly and willfully fails to promptly report any incident of child abuse may be reported to local law enforcement for criminal investigation and, upon conviction thereof, shall be guilty of a misdemeanor. Any person who knowingly and willfully makes a false report or makes a

report that the person knows lacks factual foundation may be reported by the Department of Human Services to local law enforcement for criminal investigation and, upon conviction thereof, shall be guilty of a misdemeanor. Any

REPORTING SUSPECTED CHILD ABUSE (Cont.)

superintendent or school administrator who knowingly and willfully fails to promptly report or interferes with the prompt reporting of abuse or neglect shall, upon conviction be guilty of a felony in accordance with 21 O.S. § 593.

Any person participating in good faith and exercising due care in the making of a report or any person who, in good faith and exercising due care, allows access to a child by persons authorized to investigate a report concerning the child shall have immunity from any liability, civil or criminal, that might otherwise be incurred or imposed. Any such participant shall have the same immunity from any liability with respect to participation in any judicial proceeding resulting from such report.

A school employee with knowledge that a report has been made shall not disclose information identifying the reporting employee unless otherwise ordered by the court or as part of an investigation by local law enforcement or the Department.

The school district shall post, in a clearly visible location in a public area of the school that is readily accessible to all students, a sign in English and Spanish that contains the toll-free number operated by the Department of Human Services.

Every school employee shall annually sign an attestation acknowledging his or her responsibility to report suspected child abuse or neglect pursuant to state law.

REFERENCE: 10A O.S. § 1-2-101
10A O.S. § 1-2-104
63 O.S. §1-120 (G)
70 O.S. §§ 1210.162, 1210.163 and 1210.164
Atty. Gen. Op. No. 78-202 (Dec. 28, 1978)



Davis Public Schools

400 East Atlanta Street Davis, Oklahoma 73030 (580) 369-2386

6140 - CERTIFIED TEACHER SALARY SCHEDULE (Section IV, Article XV)* 2026-2027

YRS OF EXPERIENCE	BACHELOR	+15	National Board Certification	MASTER	+15	Master's+ National Board Certification	DOCTORATE	**TEACHER RETIREMENT CREDIT
0	42821.00	43021.00	43979.00	44211.00	44411.00	45369.00	45601.00	60.15
1	43255.00	43455.00	44413.00	44645.00	44845.00	45803.00	46035.00	103.41
2	43689.00	43889.00	44848.00	45079.00	45279.00	46238.00	46469.00	145.65
3	46124.00	44677.00	45282.00	45514.00	46067.00	46672.00	46904.00	188.96
4	44558.00	45111.00	45716.00	45948.00	46501.00	47106.00	47338.00	233.33
5	46030.00	46583.00	47188.00	47420.00	47973.00	48578.00	48810.00	278.76
6	46493.00	47046.00	47652.00	47883.00	48436.00	49042.00	49274.00	325.26
7	46957.00	47510.00	48115.00	48347.00	48900.00	49505.00	49737.00	372.82
8	47420.00	47973.00	48578.00	48810.00	49363.00	49969.00	50200.00	421.44
9	47883.00	48436.00	49042.00	49274.00	49827.00	50432.00	50664.00	471.12
10	49904.00	50457.00	51064.00	51788.00	52341.00	52948.00	54165.00	521.87
11	50397.00	50950.00	51556.00	52281.00	52834.00	53441.00	54658.00	573.67
12	50890.00	51443.00	52049.00	52774.00	53327.00	53933.00	55151.00	626.54
13	51382.00	51935.00	52542.00	53267.00	53820.00	54426.00	55644.00	680.48
14	51875.00	52428.00	53035.00	53759.00	54312.00	53919.00	56136.00	735.47
15	53387.00	43940.00	54547.00	55272.00	55825.00	56432.00	57650.00	791.53
16	53880.00	54433.00	55040.00	55765.00	56318.00	56925.00	58143.00	848.65
17	54373.00	54926.00	55533.00	56258.00	56811.00	57418.00	58636.00	906.83
18	54866.00	55419.00	56026.00	56751.00	57304.00	57911.00	59129.00	966.07
19	55359.00	55912.00	56519.00	57244.00	57797.00	58404.00	59622.00	1026.38
20	55872.00	56425.00	57033.00	57758.00	58311.00	58918.00	60137.00	1087.75
21	56365.00	56565.00	57526.00	58251.00	58451.00	59412.00	60630.00	1150.18
22	56859.00	57059.00	58019.00	58744.00	58944.00	59905.00	61123.00	1213.68
23	57352.00	57552.00	58512.00	59238.00	59438.00	60398.00	61617.00	1278.23
24	57845.00	58045.00	59005.00	59731.00	59931.00	60891.00	62110.00	1343.85
25	59269.00	59719.00	60452.00	61191.00	61641.00	62373.00	63615.00	1410.53
26	59694.00	60144.00	60877.00	61616.00	62066.00	62373.00	64040.00	1410.53
27	60119.00	60569.00	61302.00	62041.00	62491.00	62373.00	64465.00	1410.53
28	60544.00	60994.00	61727.00	62466.00	62916.00	62632.00	64890.00	1410.53
29	60969.00	61419.00	62152.00	62891.00	63341.00	63125.00	65315.00	1410.53
30	61394.00	61844.00	62577.00	63316.00	63766.00	63645.00	65740.00	1410.53
31	61844.00	62294.00	63027.00	63766.00	64216.00	64105.00	66190.00	1410.53
32	62294.00	62744.00	63477.00	64216.00	64666.00	64598.00	66640.00	1410.53
33	62744.00	63194.00	63927.00	64266.00	65113.00	65091.00	67090.00	1410.53
34	63194.00	63644.00	64377.00	65116.00	65566.00	65584.00	67540.00	1410.53
35	63644.00	64094.00	64827.00	65566.00	66016.00	66077.00	67990.00	1410.53

Included in salary schedule is \$1750 Teacher Retirement (Section IV , Article VII)

**The teacher forfeits the balance of the state's contribution to his or her retirement account if employment terminates prior to the end of the school year.

Based on State Department of Education teaching experience records.

Compensation is paid in addition to schedule for health insurance per requirements stated in Oklahoma Law 70 -26-105.

Board
Approved:

2026-2027 BUS DRIVER LIST
DAVIS PUBLIC SCHOOLS
(EXHIBIT A)

ROUTE DRIVERS

Kevin Birch
Jerney Bumgarner
Tracy Doolan
Charl Lampkin
Michelle Roady
Jared White

COACHES & SUBSTITUTE DRIVERS

Blade Bigler
Diane Birkes
Jeff Brown
Brent Deen
Corey Duncan
Blain Elliott
Hunter Fullerton
Jace Garrison
Jacob Kreamer
Kevin Martin
Trey Owens
Dane Parker
Greg Parker
Dusty Raper
Amanda Rogers
Branden Sapp
Chelsey Schroeder
Jason Schroeder
Jerad White

6150-EXTRA DUTY SALARY SCALE 2026-2027

(EXHIBIT B)

Counselors:

HS (6 weeks in summer)	\$6,000.00	Andrea Raper
MS (4 weeks in summer total, full day, MS & Elem combined)	\$4,000.00	Lori Owens
Elem (2 weeks in summer total, full day, MS & Elem combined)	\$2,000.00	Tami Edmondson

District Test Coordinator:

\$2,000.00 Andrea Raper

Yearbook:

\$2,500.00 Jerad White

Class Sponsors:

Senior (2)	\$1,000.00	Geri Todd
	\$1,000.00	Diane Birkes
Junior	\$2,000.00	

Vocal Music & Lights/Sound:

\$1,500.00 Melanie Kimbro

Elementary Musical Director:

\$2,000.00 Melanie Kimbro

HS Music Director

\$3,500.00 Amanda Davis

Art:

\$2,500.00 Holli Cook

Band Director:

\$5,500.00 Blade Bigler

Color Guard Sponsor:

\$500.00 Heather Rogers

Cheerleader Sponsor:

HS	\$4,000.00	Charl Lampkin
MS	\$2,500.00	Heather Rogers
7th	\$2,000.00	Heather Rogers

Key Club:

\$1,000.00 Paige Murphy

K Kids:

\$500.00 Coree Foster

Wolf Media:

\$3,000.00 Kyler Drake

Student Council:

High School	\$1,000.00	Kourtney Fullerton
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Builders Club:

\$500.00 Elissa Hefley

Academic Team Sponsor:

HS	\$3,000.00	Amanda Rogers
MS	\$1,500.00	

Indian Education Director:	\$5,000.00	Andrea Raper
Mentor Teachers:	\$500.00	
Gifted & Talented Sponsor:	\$1,500.00	Tami Edmoundson
ELL Coordinator:	\$1,500.00	Lori Owens
After School Vocational Agriculture:	\$2,500.00	Branden Sapp
Vocational Sponsors:		
12 Month	State Vocational	Branden Sapp
10 Month	State Vocational	Diane Birkes
Special Education Director:	\$6,000.00	
	\$3,000.00	Amanda Edwards
	\$3,000.00	Lea Smith
Special Education Director (Summer):		
	\$2,500.00	Lea Smith
	\$2,500.00	Amanda Edwards
Grounds Maintenance:	\$60.00 per month	Wayne Smith
Athletic Director:	\$8,000.00	Greg Parker
Power Lifting: BOYS AND GIRLS	\$2,000.00	Hunter Fullerton
Summer Weights:	\$1,500.00	Greg Parker
	\$1,500.00	Hunter Fullerton
Summer Athletic Facilities Director:	\$2,500.00	Kevin Martin
Football:		
HS Head Coach	\$11,000.00	Greg Parker
HS Offensive Coordinator	\$4,500.00	Trey Owens
HS Defensive Coordinator	\$4,500.00	Dusty Raper
HS Assistants (6)	\$3,300.00	Jace Garrison
	\$4,000.00	Kevin Martin
	\$3,300.00	Hunter Fullerton
	\$3,300.00	Dane Parker
	\$3,300.00	Brent Deen

JH Head Coach (8th & 9th)	\$3,000.00	Dusty Raper
JH Assistant (8th & 9th) (2)	\$2,000.00	Kevin Martin
	\$2,000.00	Greg Parker
7th Grade Head Coach	\$1,500.00	Kevin Martin
7th Grade Assistant	\$1,000.00	Hunter Fullerton
	\$1,000.00	Dane Parker
6th Grade Football	\$1,500.00	Dane Parker
	\$1,500.00	Jace Garrison

Basketball:

HS Girls Head Coach	\$6,000.00	Jeff Brown
HS Boys Head Coach	\$6,000.00	Jason Schroeder
HS Girls Assistant	\$2,500.00	Jordan Brown
HS Girls Assistant	\$2,500.00	Dusty Raper
HS Boys Assistant	\$2,500.00	Dane Parker
HS Boys Assistant	\$2,500.00	Dusty Raper
9th Girls Head Coach	\$2,500.00	Dusty Raper
8th Grade Girls Head Coach	\$2,000.00	Dusty Raper
7th Grade Girls Head Coach	\$2,000.00	Jordan Brown
9th Boys Head Coach	\$2,500.00	Jason Schroeder
8th Grade Boys Head Coach	\$2,000.00	Jason Schroeder
7th Grade Boys Head Coach	\$2,000.00	Dane Parker

Track:

HS Girls Head Coach	\$3,300.00	Jason Schrader
HS Boys Head Coach	\$3,300.00	Corey Duncan
JH (7th, 8th, 9th) Boys & Girls Head Coach	\$2,600.00	Kevin Martin
JH (7th, 8th, 9th) Boys & Girls Assistant	\$2,000.00	
HS Cross Country Boys & Girls	\$2,000.00	Jason Schroeder
JH Cross Country Boys & Girls	\$1,000.00	Jason Schroeder

Baseball:

HS Head Coach	\$5,000.00	Blaine Elliott
HS Assistant	\$2,500.00	Jace Garrison
JH Head Coach (7th & 8th)	\$2,500.00	Dane Parker
JH Assistant	\$2,000.00	Jake Kreamer

Softball:

HS Head Coach Fall Fast Pitch	\$5,000.00	Macenzie Ruth
HS Assistant Fall Fast Pitch	\$2,500.00	Corey Duncan
JH Head Coach Fall Fast Pitch	\$2,500.00	Jake Kreamer
JH Assistant Fast Pitch	\$1,500.00	Jordan Brown
HS Assistant Spring Slow Pitch	\$2,000.00	Jordan Brown
JH Head Coach Spring Slow Pitch	\$2,000.00	Mackenzie Ruth
JH Assistant Spring Slow Pitch	\$1,500.00	Jordan Brown

Golf:

HS/JH Golf- Boys	\$3,000.00	Dusty Raper
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HS/JH Girls Golf	\$3,000.00	Blade Bigler
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Wrestling:

HS Head Coach Boys	\$5,000.00	Corey Duncan
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HS Head Girls Wrestling	\$5,000.00	Corey Duncan
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Wrestling Assistant	\$2,000.00	Jace Garrison
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JH Head Coach	\$2,000.00	Corey Duncan
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Wrestling Assistant	\$2,000.00	Jake Kreamer
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Girls Wrestling Assistant	\$2,000.00	Macenzie Ruth
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Spanish Interpretor	\$500.00	Liz Torres
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Special Olympics	\$2,500.00	Shelly Burch
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Activities Coordinator (Homecoming, Senior Night)	\$1,500.00	Diane Birkes
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PROPERTY IDENTIFIER

506

S 5th

Davis

OK

73030

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

(To be signed by Buyer and Seller even if counteroffer is attached)

It is hereby confirmed that prior to entering into Contract, the following items (as applicable) have been disclosed and/or delivered:

Buyer acknowledges and confirms that the Broker providing brokerage services to the Buyer has described and disclosed their duties and responsibilities to the Buyer prior to the Buyer signing this Contract.

☒ (Applicable for In-house transactions only) Buyer acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Buyer acknowledges receipt of Residential Property Condition Disclosure or Disclaimer Form (as applicable to residential real property improved with not less than one nor more than two dwelling units) pursuant to Title 60 O.S., Section 831-839:

- ☐ Buyer has received a Residential Property Condition Disclosure Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
- ☐ Buyer has received a Residential Property Condition Disclaimer Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
- ☐ This transaction is exempt from disclosure requirements pursuant to Title 60, O.S., Section 838.
- ☐ Disclosure not required under the Residential Property Condition Disclosure Act.

Buyer acknowledges receipt of Lead-Based Paint/Hazards Disclosures with Appropriate Acknowledgment (if property constructed before 1978)

- ☐ Buyer has signed the "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form, which has been signed and dated by Seller and applicable Licensee(s), and has also received a copy of the Lead-Based Paint Pamphlet titled "Protect Your Family From Lead In Your Home."
- ☒ Property was constructed in 1978 or thereafter and is exempt from this disclosure.
- ☐ The subject of this transaction is not a residential dwelling and does not require a disclosure on Lead-Based Paint/Hazards.

Buyer acknowledges and confirms the above and further, Buyer acknowledges receipt of Estimate of Costs associated with this transaction and acknowledges that a Contract Guide has been made available to the Buyer in print, or at www.orec.ok.gov.

Buyer Name (Printed): Jamea Gilbert - Authorized Rep for Davis Public Schools

Buyer Name (Printed): _____

Buyer Signature: Jamea Gilbert - Authorized Rep for Davis Public Schools

Buyer Signature: _____

Dated: 08/07/26

Dated: _____

Seller acknowledges and confirms that the Broker providing brokerage services to the Seller has described and disclosed their duties and responsibilities to the Seller prior to the Seller signing this Contract.

☐ (Applicable for in-house transactions only) Seller acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Seller further acknowledges receipt of Estimate of Costs associated with this transaction and that a Contract Guide has been made available to the Seller in print, or at www.orec.ok.gov.

Seller Name (Printed): Mary Conn

Seller Name (Printed): _____

Seller Signature: Mary Conn

Seller Signature: _____

Dated: 8-7-26

Dated: _____

OKLAHOMA REAL ESTATE COMMISSION
This is a legally binding Contract; if not understood, seek advice from an attorney.
OKLAHOMA UNIFORM CONTRACT OF SALE OF REAL ESTATE
RESIDENTIAL SALE

CONTRACT DOCUMENTS. The Contract is defined as this document with the following attachment(s):
(check as applicable)

- | | |
|--|--|
| ☐ Conventional Loan | ☐ Single Family Mandatory Homeowners' Association |
| ☐ FHA Loan | ☐ Condominium Association & Townhouse Association |
| ☐ VA Loan | ☐ Supplement |
| ☐ USDA | ☐ Sale of Buyer's Property - Presently Under Contract |
| ☐ Native American Guaranteed Home Loan Supplement | ☐ Sale of Buyer's Property - Not Under Contract |
| ☐ Assumption | ☐ Cooperative Compensation Supplement |
| ☐ Seller Financing | |
| ☐ Proof of Funds or Loan Pre-Qualification Letter | |

Parties. THE CONTRACT is entered into between:

Mary Conn "Seller"
and Davis Public Schools "Buyer"

The Parties' signatures at the end of the Contract, which includes any attachments or documents incorporated by reference, with delivery to their respective Brokers, if applicable, will create a valid and binding Contract, which sets forth their complete understanding of the terms of the Contract. This agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns. The Contract shall be executed by original signatures of the Parties or by signatures as reflected on separate identical Contract counterparts (carbon, photo, fax or other electronic copy). The Parties agree that as to all aspects of this transaction involving documents an electronic signature shall have the same force and effect as an original signature pursuant to the provisions of the Uniform Electronic Transactions Act, 12A, Oklahoma Statutes, Section 15-101 et seq. **All prior verbal or written negotiations, representations and agreements are superseded by the Contract and may only be modified or assigned by a further written agreement of Buyer and Seller.**

The Parties agree that all notices and documents provided for in this contract shall be delivered to the Parties or their respective brokers, if applicable. "Delivery" shall mean the date any notice or Communication required in this Contract is (i) hand delivered to a Party's broker at the address listed in this Contract; (ii) emailed to a Party's broker at the email address listed in this contract; (iii) uploaded or electronically submitted to a website, or; (iv) provided to a Party's broker through any other agreed upon method. Seller agrees to sell and convey by General Warranty Deed, and Buyer agrees to accept such deed and buy the Property described herein, on the following terms and conditions:

The Property shall consist of the following described real estate located in Murray County, Oklahoma.

1. LEGAL DESCRIPTION. 2001-00-142-004-0-006-01 - BLK 142 N2 LOT 4 DAVIS 330/418

506 S 5th	Davis	OK	73030
Property Address	City		Zip

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the Property, including all mineral rights owned by Seller, which may be subject to lease, unless expressly reserved by Seller in the Contract and excluding mineral rights previously reserved or conveyed of record (collectively referred to as "the Property")

2. PURCHASE PRICE, EARNEST MONEY, AND SOURCE OF FUNDS. This is a CASH TRANSACTION unless a Financing Supplement is attached. The Purchase Price is \$ 174,000.00 payable by Buyer as follows: Within three (3) days of the Contract being fully executed by the Parties, Buyer, or Buyer's Broker, if applicable, must deliver \$ 500.00 as Earnest Money to Sulphur Abstract and Title, the holder of the trust account in which it will be deposited, as partial payment of the purchase price and/or closing costs. Buyer shall pay the balance of the purchase price and Buyer's Closing costs at Closing. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 16, or both, by providing written notice to Buyer or Buyer's Broker before Buyer delivers the Earnest Money. If the last day to deliver the Earnest Money falls on a Saturday, Sunday, or legal holiday, the time to deliver the Earnest Money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.

3. CLOSING, FUNDING AND POSSESSION. The Closing process includes execution of documents, delivery of deed and receipt of funds by Seller and shall be completed on or before 9/18/2026, ("Closing Date") or such later date as may be

Buyer's Initials [Signature] Seller's Initials MC Initials are for acknowledgment purposes only

PROPERTY IDENTIFIER

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necessary in the Title Evidence Paragraph of the Contract. Possession shall be transferred upon conclusion of Closing process unless otherwise provided below:

In addition to costs and expenses otherwise required to be paid in accordance with terms of the Contract, Buyer shall pay Buyer's Closing fee, Buyer's recording fees, and all other expenses required from Buyer. Seller shall pay documentary stamps required, Seller's Closing fee, Seller's recording fees, if any, and all other expenses required from Seller. Funds required from Buyer and Seller at Closing shall be paid by cash, cashier's check, wire transfer, or as determined by the provider of settlement services.

4. ACCESSORIES, EQUIPMENT AND SYSTEMS. The following items, if existing on the Property, unless otherwise excluded, shall remain with the Property at no additional cost to Buyer:

- | | | |
|--|--|---|
| • Attic and ceiling fan(s) | • Free standing heating unit(s) | • TV antennas/satellite dish system(s) and control(s), if owned |
| • Bathroom mirror(s) | • Humidifier(s), if attached | • Sprinkler systems & control(s) |
| • Other mirrors, if attached | • Water conditioning systems, if owned | • Swimming Pool/Spa equipment/accessories |
| • Central vacuum & attachments | • Window treatments & coverings, interior & exterior | • Attached recreational equipment |
| • Floor coverings, if attached | • Storm windows, screens & storm doors | • Exterior landscaping and lighting |
| • Key(s) to the property | • Garage door opener(s) & remote transmitting unit(s) | • Entry gate control(s) |
| • Built-in and under cabinet/counter appliance(s) | • Fences (includes sub-surface electric & components) | • Water meter, sewer/trash membership, if owned |
| • Free standing slide-in/drop-in kitchen stove | • Mailboxes/Flag poles | • All remote controls, if applicable |
| • Built-in sound system(s)/speaker(s) | • Outside cooking unit(s), if attached | • Transferable Service Agreements and Product Warranties |
| • Lighting & light fixtures | • Propane tank(s) if owned | |
| • Fire, smoke and security system(s), if owned | • Generator(s) & Solar Panel(s), if owned and attached | |
| • Shelving, if attached | | |
| • Fireplace inserts, logs, grates, doors and screens | | |

A. Additional Inclusions. The following items shall also remain with the Property at no additional cost to Buyer:

B. Exclusions. The following items shall not remain with the Property:

CARPET, HVAC, SHUTTERS

5. TIME PERIODS SPECIFIED IN CONTRACT. Time periods for Investigations, Inspections and Reviews and Financing Supplement shall commence on _____ (Time Reference Date), regardless of the date the Contract is signed by Buyer and Seller. The day after the Time Reference Date shall be counted as day one (1). If left blank, the Time Reference Date shall be the third day after the last date of signatures of the Parties.

6. RESIDENTIAL PROPERTY CONDITION DISCLOSURE. No representations by Seller regarding the condition of Property or environmental hazards are expressed or implied, other than as specified in the Oklahoma Residential Property Condition Disclosure Statement ("Disclosure Statement") or the Oklahoma Property Condition Disclaimer Statement ("Disclaimer Statement"), if applicable. A real estate licensee has no duty to Seller or Buyer to conduct an independent inspection of the Property and has no duty to independently verify accuracy or completeness of any statement made by Seller in the Disclosure Statement and any amendment or the Disclaimer Statement.

7. INVESTIGATIONS, INSPECTIONS AND REVIEWS.

A. Buyer shall have _____ days (10 days if left blank) after the Time Reference Date to complete any investigations, inspections, and reviews. Seller shall have water, gas and electricity turned on and serving the Property for Buyer's inspections, and through the date of possession or Closing, whichever occurs first. If required by ordinance, Seller, or Seller's Broker, if applicable, shall deliver to Buyer, in care of Buyer's Broker, if applicable, within five (5) days after the Time Reference Date any written notices affecting the Property.

B. Buyer, together with persons deemed qualified by Buyer and at Buyer's expense, shall have the right to enter upon the Property to conduct any and all investigations, inspections, and reviews of the Property. Buyer's right to enter upon the Property shall extend to Oklahoma-licensed Home Inspectors and licensed architects for purposes of performing a home inspection. Buyer's right to enter upon the Property shall also extend to registered professional engineers, professional craftsman and/or other individuals retained by Buyer to perform a limited or specialized investigation, inspection or review of the Property pursuant to a license or registration from the appropriate State licensing board, commission or department. Finally, Buyer's right to enter upon the Property shall extend to any

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other person representing Buyer to conduct an investigation, inspection and/or review which is lawful but otherwise unregulated or unlicensed under Oklahoma Law. Buyer's investigations, inspections, and reviews may include, but not be limited to, the following:

1. **Disclosure Statement or Disclaimer Statement unless exempt**
2. **Flood, Storm Run off Water, Storm Sewer Backup or Water History**
3. **Psychologically Impacted Property and Megan's Law**
4. **Hazard Insurance** (Property insurability)
5. **Environmental Risks**, including, but not limited to soil, air, water, hydrocarbon, chemical, carbon, asbestos, mold, radon gas, lead-based paint
6. **Roof**, structural members, roof decking, coverings and related components
7. **Home Inspection**
8. **Structural Inspection**
9. **Fixtures, Equipment and Systems Inspection**. All fixtures, equipment and systems relating to plumbing (including sewer/septic system and water supply), heating, cooling, electrical, built-in appliances, swimming pool, spa, sprinkler systems, and security systems
10. **Termites and other Wood Destroying Insects Inspection**
11. **Use of Property**. Property use restrictions, building restrictions, easements, restrictive covenants, zoning ordinances and regulations, mandatory Homeowner Associations and dues
12. **Square Footage**. Buyer shall not rely on any quoted square footage and shall have the right to measure the Property.
13. _____

C. TREATMENTS, REPAIRS AND REPLACEMENTS (TRR).

1. **TREATMENT OF TERMITES AND OTHER WOOD DESTROYING INSECTS**. Treatment and repair cost in relation to termites and other wood destroying insects shall be limited to the residential structure, garage(s) and other structures as designated in Paragraph 13 of the Contract and as provided in subparagraph C2b below.

2. **TREATMENTS, REPAIRS, AND REPLACEMENTS REVIEW**. Buyer or Buyer's Broker, if applicable, within 24 hours after expiration of the time period referenced in Paragraph 7A of the Contract, shall deliver to Seller, in care of the Seller's Broker, if applicable, a copy of all written reports obtained by Buyer, if any, pertaining to the Property and Buyer shall select one of the following:

- a. If, in the sole opinion of the Buyer, results of Investigations, Inspections or Reviews are unsatisfactory, the Buyer may cancel the Contract by delivering written notice of cancellation to Seller, in care of Seller's Broker, if applicable, and receive refund of Earnest Money.

OR

- b. Buyer, upon completion of all Investigations, Inspections and Reviews, waives Buyer's right to cancel as provided in 7C2a above, by delivering to Seller, in care of Seller's Broker, if applicable, a written list on a Notice of Treatments, Repairs, and Replacements form (TRR form) of those items to be treated, repaired or replaced (including repairs caused by termites and other wood destroying insects) that are not in normal working order (defined as the system or component functions without defect for the primary purpose and manner for which it was installed. Defect means a condition, malfunction or problem, which is not decorative, that will have a materially adverse effect on the value of a system or component).

- i. Buyer and Seller shall have _____ days (7 days if blank) after the Buyer's or Buyer's Broker, if applicable, Delivery of the completed TRR form to negotiate the Treatment, Repair, or Replacement items. If a written agreement is reached, Seller shall complete all agreed Treatments, Repairs, or Replacements prior to the Closing Date at Seller's expense (unless otherwise agreed to in writing). If a written agreement is not reached within the time specified in this provision, Seller and Buyer authorize the holder of the Earnest Money, without any further written consent or authorization from either party, to release the Earnest Money to the Buyer and the Contract shall terminate. Buyer, at Buyer's sole option may deliver notice to Seller or Seller's Broker, if applicable, no later than the time specific in this provision that Buyer accepts the property in its present condition and will proceed to Closing and all other provisions of the Contract shall remain in full force and effect.

D. EXPIRATION OF BUYER'S RIGHT TO CANCEL CONTRACT.

1. Failure of Buyer to complete one of the following within the time periods in Investigations, Inspections, or Reviews Paragraph shall constitute acceptance of the Property regardless of its condition:

- a. Perform any Investigations, Inspections or Reviews;
- b. Deliver a written list on a TRR form of items to be treated, repaired and replaced; or
- c. Cancel the Contract

2. After expiration of the time periods in Investigations, Inspections and Reviews Paragraph, Buyer's inability to obtain a loan based on unavailability of hazard insurance coverage shall not relieve the Buyer of the obligation to close transaction.

3. After expiration of the time periods in Investigations, Inspections and Reviews Paragraph, any square footage calculation of the

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dwelling, including but not limited to appraisal or survey, indicating more or less than quoted, shall not relieve the Buyer of the obligation to close this transaction.

E. INSPECTION OF TREATMENTS, REPAIRS AND REPLACEMENTS AND FINAL WALK-THROUGH.

1. Buyer, or other persons Buyer deems qualified, may perform re-inspections of Property pertaining to Treatments, Repairs and Replacements.
2. Buyer may perform a final walk-through inspection, which Seller may attend. Seller shall deliver Property in the same condition as it was on the date upon which Contract was signed by Buyer (ordinary wear and tear excepted) subject to Treatments, Repairs and Replacements.
3. All inspections and re-inspections shall be paid by Buyer, unless prohibited by mortgage lender.

8. RISK OF LOSS. Until transfer of Title or transfer of possession, risk of loss to the Property, ordinary wear and tear excepted, shall be upon Seller; after transfer of Title or transfer of possession, risk of loss shall be upon Buyer. (Parties are advised to address insurance coverage regarding transfer of possession prior to Closing).

9. ACCEPTANCE OF PROPERTY. Buyer, upon accepting Title or transfer of possession of the Property, shall be deemed to have accepted the Property in its then condition. No warranties, expressed or implied, by Sellers, Brokers and/or their associated licensees, with reference to the condition of the Property, shall be deemed to survive the Closing.

10. TITLE EVIDENCE.

A. SELLER'S EXPENSE. Seller, at Seller's expense shall complete within thirty (30) days prior to Closing Date, agrees to make available to Buyer the following:

1. A complete and current surface-rights-only Abstract of Title, certified by an Oklahoma-licensed and bonded abstract company;

OR

A copy of Seller's existing owner's title insurance policy issued by a title insurer licensed in the State of Oklahoma together with a supplemental and current surface-rights-only abstract certified by an Oklahoma-licensed and bonded abstract company;

2. A current Uniform Commercial Code Search Certificate.

B. BUYER'S EXPENSE. Buyer, at Buyer's expense, shall obtain:
(check one)

- ☐ Commitment for issuance of a title insurance policy based on an Attorney's Title Opinion which is rendered for the title insurance purposes for the Owner's or Lender's title insurance policy.

OR

- ☒ Attorney's Title Opinion, which is not rendered for title insurance purposes.

C. LAND OR BOUNDARY SURVEY OR REPORT. Seller agrees that Buyer may have a licensed survey or enter upon the Property to perform: (check one)

- ☐ a Mortgage Inspection Report, or
☐ a Pin Stake / Boundary Survey

- ☒ Buyer elects not to receive any Mortgage Inspection Report or Pin Stake / Boundary Survey, unless required by Title or law

The expense of the Mortgage Inspection Report or Pin Stake / Boundary Survey shall be paid by: (check one)

- ☒ Buyer ☐ Seller

D. BUYER TO EXAMINE TITLE EVIDENCE.

The (1) Abstract of Title, (2) Commitment for Title Insurance or Attorney's Title Opinion, (3) the Uniform Commercial Code Search Certificate, and (4) the Survey or Mortgage Inspection Report, if selected, collectively constitutes the "Title Evidence"

1. Buyer shall have ten (10) days after receipt to examine the Title Evidence and to deliver Buyer's objections or requirements to Title to Seller or Seller's Broker, if applicable. In the event the Title Evidence is not made available to Buyer within ten (10) days prior to Closing Date, said Closing Date shall be extended to allow Buyer the ten (10) days from receipt to examine the Title Evidence and to deliver Buyer's objections or requirements to Title to Seller or Seller's Broker, if applicable.

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2. Buyer agrees to accept title subject to: (i) utility easements serving the property, (ii) building and use restrictions of record, (iii) set back and building lines, (iv) zoning regulations, and (v) reserved and severed mineral rights, which shall not be considered objections for requirements of Marketable Title.

E. SELLER TO CORRECT ISSUES WITH TITLE (IF APPLICABLE), POSSIBLE CLOSING DELAY. Upon receipt by Seller, or in care of Seller's Broker, if applicable, of any title requirements reflected in an Attorney's Title Opinion or Title Insurance Commitment, based upon the standards of marketable title set out in the Title Examination Standards of the Oklahoma Bar Association, the Parties agree to the following:

1. At Seller's option and expense, Seller may cure title requirements identified by Buyer; and
2. Delay Closing Date for _____ days (30 days if left blank), beyond the Closing Date referenced in Paragraph 3, or a longer period as may be agreed upon in writing, to allow Seller to cure Buyer's Title requirements. In the event Seller cures Buyer's objection prior to the delayed Closing Date, Buyer and Seller agree to close within five (5) days of notice of such cure. In the event that Title requirements are not cured within the time specified in this subparagraph, the Buyer may cancel the Contract and Seller and Buyer authorize the holder of the Earnest Money to release the Earnest Money to the Buyer and the Contract shall terminate.

F. Upon Closing, any existing Abstract(s) of Title owned by Seller, shall become the property of Buyer.

11. TAXES, ASSESSMENTS AND PRORATIONS.

- A.** General ad valorem taxes for the current calendar year shall be prorated through the date of closing, if certified. However, if the amount of such taxes has not been fixed, the proration shall be based upon the rate of levy for the previous calendar year and the most current assessed value available at the time of Closing.
- B.** The following items shall be paid by Seller at Closing: (i) Documentary Stamps; (ii) all utility bills, actual or estimated; (iii) all taxes other than general ad valorem taxes which are or may become a lien against the Property; (iv) any labor, materials, or other expenses related to the Property, incurred prior to Closing which is or may become a lien against the Property.
- C.** At Closing all leases, if any, shall be assigned to Buyer and security deposits, if any, shall be transferred to Buyer. Prepaid rent and lease payments shall be prorated through the date of Closing.
- D.** If applicable, membership and meters in utility districts to include, but not limited to, water, sewer, ambulance, fire, garbage, shall be transferred at no cost to Buyer at Closing.
- E.** If the property is subject to a mandatory Homeowner's Association, dues and assessments, if any, based on most recent assessment, shall be prorated through the date of Closing. Any fees or costs associated with a statement of Homeowner's Association proof of current status and/or transfer of Homeowner's Association membership would be at expense of Seller.
- F.** All governmental and municipal special assessments against the property (matured or not matured), not to include Homeowner's Association special assessments, whether or not payable in installments, shall be paid in full by Seller at Closing.

**12. RESIDENTIAL SERVICE AGREEMENT.
(check one)**

- A.** ☒ The Property shall not be covered by a Residential Service Agreement.
 - B.** ☐ Seller currently has a Residential Service Agreement in effect on the Property. Seller, at Seller's expense, shall transfer the agreement with one (1) year coverage to the Buyer at Closing.
 - C.** ☐ The Property shall be covered by a Residential Service Agreement selected by the Buyer at an approximate cost of \$_____. Seller agrees to pay \$_____ and Buyer agrees to pay the balance.
- The Seller and Buyer acknowledge that the real estate broker(s) may receive a fee for services provided in connection with the Residential Service Agreement.
- Buyer acknowledges that a Residential Service Agreement does not replace/substitute Property inspection rights.

13. ADDITIONAL PROVISIONS.

Buyer is Responsible for all seller's closings costs.

- 14. MEDIATION.** Any dispute arising with respect to the Contract shall first be submitted to a dispute resolution mediation system servicing the area in which the Property is located. Any settlement agreement shall be binding. In the event an agreement is not reached, the Parties may pursue legal remedies as provided by the Contract.

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15. CHOICE OF LAW AND FORUM. This Contract shall be governed by and construed in accordance with the laws of the State of Oklahoma, without giving effect to any choice of law or conflict of law rules or principles that would cause the application of the laws of any jurisdiction other than the State of Oklahoma. The Parties agree that any legal action brought for any disputes, claims, and causes of action arising out of or related to this Contract shall be decided in a Oklahoma State Court in the County in which the Property is located or a Federal Court having jurisdiction over the County in which the Property is located.

16. BREACH AND FAILURE TO CLOSE. Seller or Buyer shall be in breach of this Contract if either fails to comply with any material covenant, agreement, or obligation within the time limits required by this Contract. **TIME IS OF THE ESSENCE IN THIS CONTRACT.**

A. UPON BREACH BY SELLER. If the Buyer performs all of the obligations of Buyer, and Seller fails to convey the Title or fails to perform any other obligations of the Seller under this Contract, then Buyer shall be entitled to: (i) terminate this Contract upon delivery of written notice of termination to Seller, or Seller's Broker, if applicable, return the abstract to Seller and receive a refund of the Earnest Money, or (ii) pursue any other remedy available at law or in equity, including specific performance.

B. UPON BREACH BY BUYER. If at any time prior to closing the Buyer's Earnest Money should fail for lack of delivery or lack of collection pursuant to Paragraph 2, then Seller may, at Seller's option, elect to do one of the following: (i) terminate this Contract upon delivery of written notice of termination to Buyer, or Buyer's Broker, if applicable, (ii) pursue any other remedy available at law or in equity, or (iii) enter into a written agreement between Buyer and Seller modifying the terms of Paragraph 2 to cure the lack of delivery or lack of collection of the Earnest Money. If, after the Seller has performed Seller's obligation under this Contract, and Buyer fails to provide funding, or fails to perform any other obligations of the Buyer under this Contract, then the Seller may, at Seller's option, cancel and terminate this Contract and retain all sums paid by the Buyer, but not to exceed 5% of the purchase price, as liquidated damages, or pursue any other remedy available at law or in equity, including specific performance.

17. INCURRED EXPENSES AND RELEASE OF EARNEST MONEY.

A. INCURRED EXPENSES. Buyer and Seller agree that any expenses, incurred on their behalf, shall be paid by the Party incurring such expenses and shall not be paid from Earnest Money.

B. RELEASE OF EARNEST MONEY. Except where the release of Earnest Money is authorized by the Parties under Section 7.C.2.b.i. and Section 10.E.2, in the event a dispute arises prior to the release of Earnest Money held in escrow, the escrow holder shall retain said Earnest Money until one of the following occur:

1. A written release is executed by Buyer and Seller agreeing to its disbursement;
2. Agreement of disbursement is reached through Mediation;
3. Interpleader or legal action is filed, at which time the Earnest Money shall be deposited with the Court Clerk; or
4. The passage of thirty (30) days from the date of final termination of the Contract has occurred and options 1), 2) or 3) above have not been exercised; Broker escrow holder, at Broker's discretion, may disburse Earnest Money. Such disbursement may be made only after fifteen (15) days written notice to Buyer and Seller at their last known address stating the escrow holder's proposed disbursement.
5. In the event Earnest Money is held in escrow at a title company, the Earnest Money may only be released pursuant to paragraph 17(B)(1), (2), or (3).

18. DELIVERY OF ACCEPTANCE OF OFFER OR COUNTEROFFER. The Buyer and Seller authorize their respective Brokers, if applicable, to receive delivery of an accepted offer or counteroffer, and any related addenda and/or documents.

19. NON-FOREIGN SELLER. Seller represents that at the time of acceptance of this contract and at the time of Closing, Seller is not a "foreign person" as such term is defined in the Foreign Investments in Real Property Tax Act of 1980 (26 USC Section 1445(f) et. Sec) ("FIRPTA"). If either the sales price of the property exceeds \$300,000.00 or the buyer does not intend to use the property as a primary residence then, at the Closing, and as a condition thereto, Seller shall furnish to Buyer an affidavit, in a form and substance acceptable to Buyer, signed under penalty of perjury containing Seller's United States Social Security and/or taxpayer identification numbers and a declaration to the effect that Seller is not a foreign person within the meaning of Section "FIRPTA."

20. BUYER AFFIDAVIT COMPLIANCE. Buyer represents that at the time of submission of this purchase offer and at the time of Closing, Buyer is either (a) a U.S. Citizen, Native American, or non-citizen / alien who is or shall become a bona fide resident of the State of Oklahoma, or (b) a business entity or trust in compliance with 60 O.S. § 121—122. Buyer further represents that Buyer is eligible to execute the required Affidavit of Land or Mineral Ownership provided by the Attorney General of the State of Oklahoma as required by 60 O.S. § 121.

21. **TERMINATION OF OFFER.** The above Offer shall automatically terminate on 8/11/2026 at ☐ a.m. / ☐ p.m. (check one), unless withdrawn prior to acceptance or termination.

OFFER REJECTED AND SELLER IS NOT MAKING A COUNTEROFFER _____, 20____

Seller's Signature

Buyer's Initials

Authentic

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Seller's Signature

Seller's Initials MC

mc

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22. EXECUTION BY PARTIES.

AGREED TO BY BUYER:

Jamea Gilbert - Authorized Rep for Davis Public Schools 08/07/26
 Buyer's Printed Name Date

Jamea Gilbert - Authorized Rep for Davis Public Schools
 Buyer's Signature

 Buyer's Printed Name Date

 Buyer's Signature

 Buyer's Printed Name Date

 Buyer's Signature

AGREED TO BY SELLER:

Mary Conn
 Seller's Printed Name Date

Mary Conn 8-7-26
 Seller's Signature

 Seller's Printed Name Date

 Seller's Signature

 Seller's Printed Name Date

 Seller's Signature

ASSOCIATE INFORMATION

BUYER'S BROKER/ASSOCIATE:

Randi Nowlin 200139
 Name and OREC Associate License Number

Initial Point Realty, LLC
 OREC Company Name

208967
 OREC Company License Number

115 E Main Suite 100 Davis OK 73030
 Company Address

(580) 247-2526
 Company Phone Number

Randi.Nowlin@gmail.com
 Associate Email

580-369-0196
 Associate Phone Number

SELLER'S BROKER/ASSOCIATE:

Randi Nowlin 200139
 Name and OREC Associate License Number

Initial Point Realty, LLC
 OREC Company Name

208967
 OREC Company License Number

115 E Main Suite 100 Davis OK 73030
 Company Address

(580) 247-2526
 Company Phone Number

Randi.Nowlin@gmail.com
 Associate Email

(580) 247-2526
 Associate Phone Number

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OKLAHOMA REAL ESTATE COMMISSION

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., § 831 *et seq.*) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 506 S 5th

Davis

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SELLER IS ☐ IS NOT ☐ OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System				✓
Swimming Pool				✓
Hot Tub/Spa				✓
Water Heater ☒ Electric ☐ Gas ☐ Solar	✓			
Water Purifier				✓
Water Softener ☐ Leased ☐ Owned				✓
Sump Pump				✓
Plumbing <i>Redone 2022</i>	✓			
Whirlpool Tub				✓
Sewer System ☒ Public ☐ Private	✓			
If private, select type: ☐ Septic/Aerobic ☐ Septic/Lateral Lines ☐ Septic/Lagoon				
Air Conditioning System ☐ Electric ☐ Gas ☐ Heat Pump	✓			
Window Air Conditioner(s)				✓
Attic Fan				✓
Fireplaces				✓
Heating System ☒ Electric ☐ Gas ☐ Heat Pump	✓			
Humidifier				✓
Ceiling Fans				✓
Gas Supply ☐ Public ☐ Propane ☐ Butane				✓
Propane Tank ☐ Leased ☒ Owned				✓

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Appliances/Systems/Services (Continued from page 1)	Working	Not Working	Do Not Know If Working	None/ Not Included
Electric Air Purifier				✓
Garage Door Opener				✓
Intercom				✓
Central Vacuum				✓
Security System ☐ Leased ☐ Owned ☐ Monitored ☐ Financed				✓
Smoke Detectors	✓			
Fire Suppression System Date of Last Inspection _____				✓
Dishwasher				✓
Electrical Wiring	✓			
Garbage Disposal				✓
Gas Grill				✓
Vent Hood	✓			
Microwave Oven				✓
Built-in Oven/Range				✓
Kitchen Stove	✓			
Trash Compactor				✓
Built-In Icemaker				✓
Solar Panels ☐ Leased ☐ Owned ☐ Financed				✓
Generators ☐ Leased ☐ Owned ☐ Financed				✓
Source of Household Water ☒ Public ☐ Well ☐ Private/Rural District	✓			

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Zoning and Historical

1. Property is zoned: (Check One) ☒ residential ☐ commercial ☐ historical ☐ office ☐ agricultural ☐ industrial
☐ urban conservation ☐ other ☐ unknown ☐ no zoning classification

2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district?
☐ Yes ☒ No ☐ Unknown

Flood and Water

3. Are you aware if the dwelling or improvements are located in a FEMA defined flood zone?
☐ Yes ☒ No ☐ Unknown

If yes, what type of flood zone? (check all that apply)

☐ 100-year flood zone ☐ 500-year flood zone ☐ floodway ☐ outside hazard area

Are you aware if the dwelling or improvements are located in a municipal or other government defined flood zone? ☐ Yes ☐ No ☐ Unknown If yes, what type of flood zone?

4. Are you aware if the dwelling or improvements are located in or adjacent to a regulated flood control reservoir (dam)? ☐ Yes ☐ No ☐ Unknown

5. Are you aware of any flood insurance requirements concerning the property?

6. Are you aware of any flood insurance on the property?

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Flood and Water

Yes No

7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?

✓

8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"

✓

9. Are you aware of any occurrence of water in the heating and air conditioning duct system?

✓

10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?

✓

Additions/Alterations/Repairs

Yes No

11. Are you aware of any additions being made without required permits?

✓

12. Are you aware of any previous foundation repairs?

✓

13. Are you aware of any alterations or repairs having been made to correct defects?

✓

14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?

✓

15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?

16. Approximate age of roof covering, if known 12 yrs old
number of layers, if known

17. Do you know of any current defects with the roof covering?

✓

18. Are you aware of treatment for termite or wood-destroying organism infestation?

✓

19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$

✓

20. Are you aware of any damage caused by termites or wood-destroying organisms?

✓

21. Are you aware of major fire, tornado, hail, earthquake or wind damage?

✓

22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?

✓

23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?

✓

Environmental

Yes No

24. Are you aware of the presence of asbestos?

✓

25. Are you aware of the presence of radon gas?

✓

26. Have you tested for radon gas?

✓

27. Are you aware of the presence of lead-based paint?

✓

28. Have you tested for lead-based paint?

✓

29. Are you aware of any underground storage tanks on the property?

✓

30. Are you aware of the presence of a landfill on the property?

✓

31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?

✓

32. Are you aware of the existence of prior manufacturing of methamphetamine?

✓

33. Have you had the property inspected for mold?

✓

34. Are you aware of any remedial treatment for mold on the property?

✓

35. Are you aware of any condition on the property that would impair the health or safety of the occupants?

✓

36. Are you aware of any wells located on the property?

✓

37. Are you aware of any dams located on the property?

✓

If yes, are you responsible for the maintenance of that dam? ☐ Yes ☐ No**Property Shared in Common, Easements, Homeowner's Associations and Legal**

Yes No

38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?

✓

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Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3)

	Yes	No
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		☒
40. Are you aware of encroachments affecting the property?		☒
41. Are you aware of a mandatory homeowner's association?		☒
Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) ☐ monthly ☐ quarterly ☐ annually Are there unpaid dues or assessments for the property? ☐ YES ☐ NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____		
42. Are you aware of any zoning, building code or setback requirement violations?		☒
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?		☒
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		☒
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?		☒
46. Is the property located in a fire district which requires payment?		☒
If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) ☐ monthly ☐ quarterly ☐ annually		
47. Is the property located in a private utility district?		☒
Check applicable ☐ Water ☐ Garbage ☐ Sewer ☐ Other If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (If more than one utility attach additional pages)		

Miscellaneous

	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?		☒
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed?		☒
50. Are you aware of any warranties covering the property, its fixtures, or improvements (foundation, roof shingles, etc.)?		☒

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

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On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? ☐ YES ☐ NO If yes, how many? _____

Mary Conn
Seller's Signature Mary Conn

8-7-26
Date

Seller's Signature

Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Authenticate:

08/07/26

Jamea Gilbert - Authorized Rep for Davis Public Schools

Purchaser's Signature Jamea Gilbert - Authorized Rep for Davis Public Schools Date

Purchaser's Signature

Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission www.orec.ok.gov.

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PROPERTY IDENTIFIER

506

S 5th

Davis

OK

73030

OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO BUYER OF BROKERAGE DUTIES,
RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

☐ Buyer Brokerage Agreement☒ Contract of Sale of Real Estate☐ Other _____

1. DUTIES AND RESPONSIBILITIES. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- a. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- b. unless specifically waived in writing by a party to the transaction:
 1. receive all written offer and counteroffers;
 2. reduce offers or counteroffers to a written form upon request of any party to a transaction; and
 3. present timely all written offers and counteroffers.
- c. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- d. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- e. timely account for all money and property received by the Broker;
- f. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 1. that a party or prospective party is willing to pay more or accept less than what is being offered,
 2. that a party or prospective party is willing to agree to financing terms that are different from those offered,
 3. the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 4. information specifically designated as confidential by a party unless such information is public.
- g. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- h. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- i. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.
- j. disclose information pertaining to compensation and fees assessed on each transaction to the represented party, which shall be communicated in writing before the effective date of the contract for sale or lease.
- k. disclose the time frame for which the compensation agreement is valid, not to exceed one (1) year. If no time frame is specified, the compensation agreement shall default to sixty (60) days.

2. BROKERAGE SERVICES PROVIDED TO BOTH PARTIES TO THE TRANSACTION. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide Brokerage Services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing Brokerage Services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. BROKER PROVIDING FEWER SERVICES. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

4. CONFIRMATION OF DISCLOSURE OF DUTIES AND RESPONSIBILITIES. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on 7 day of August, 2026

Buyer's Printed Name Jamea Gilbert - Authorized Rep for Davis Public Schools Buyer's Signature Jamea Gilbert - Authorized Rep for Davis Public Schools

Buyer's Printed Name _____ Buyer's Signature _____

OKLAHOMA REAL ESTATE COMMISSION

ESTIMATED COST TO BUYER

Estimated P&I (Subject to lock of interest rate by lender)	Sales Price	174,000.00
P&I _____ (% Interest* _____ No. Years)	Loan Amount	500.00
P&I _____ (% Interest * _____ No. Years)	MIP/VA fee (if financed)	
PMI, MIP, MMI _____	Total Loan	500.00
Insurance _____	Closing Date	9/18/2026
Taxes _____		
Dues _____		
Other _____ (Monthly dues of Condo/HOA; not escrowed)		
Total _____	Estimated monthly payment	

	CONV	FHA	VA	ASSUMP	X CASH
Down Payment, Equity or Cash					169,500.00

Broker's Fee

Commission <u> 3 </u> %					5,220.00
Transaction Coordinator Fee Initial Point Realty					350.00

Items Payable in Connection with Loan

Loan Origination Fee _____ %					
Loan Discount _____ %					
Appraisal Fee					
Credit Report					
Lenders Inspection Fee					
Assumption and/or Transfer Fee					
Tax Service Fee					
Shipping Fee					
Underwriting Fee					
Document Prep/Processing Fee					
Flood Certificate					
VA Funding Fee (if not financed)					

Items Required by Lender to be Paid in Advance

Prepaid Interest _____ Days @ \$ _____ per day					
Mortgage Insurance Premium (if not financed)					
Hazard Insurance Premium (1 year)					
Flood Insurance Premium (1 year)					

Reserves Deposited with Lender

Hazard Insurance (3 months)					
County Property Taxes (3 months)					
Flood Insurance (3 months)					

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Title Charges	CONV	FHA	VA	ASSUMP	CASH
Settlement or Closing Fee					500.00
Abstract of Title Search after Closing					
Title Examination					600.00
Title Insurance Binder					
Attorney's Fees					300.00
Title Insurance -Owner & Lender					1,200.00
Lenders coverage only					
Owners coverage only					
Gap Check					100.00
Sulphur Abstract Admin Fee					550.00

Government Recording and Transfer Charges

Recording Fees					120.00
Mortgage Certification					

Additional Settlement Charges

Wood Infestation Inspection					
Fixtures, Equipment & System Inspections					
Structural Inspection					
Environmental Inspection					
Roof, pool, spa Inspections					
Survey or Mortgage Inspection Report					
Home Warranty Policy					
Condo/Homeowner's Assoc. Dues-payable					

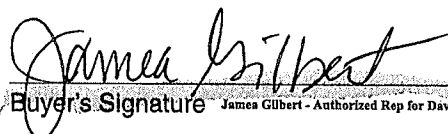
Assumption Only

Purchase Escrow Account					
Next Month's Payment					

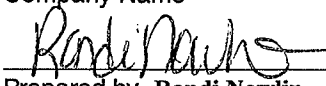
Total Estimated Expenses					178,440.00
Less Buyer's Costs Paid By Seller					500.00
Less Earnest Money Deposit					
Less Seller's Interest in Arrears					
Less Seller's Tax Prorations					
Balance Due (Cashier Check or Wire Transfer)					177,940.00

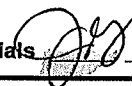
THE ABOVE FIGURES ARE ESTIMATED closing costs furnished on the date indicated below and may vary from those at transfer of deed. Lender's charges WILL vary from different institutions.

Buyer's Acknowledgement: I understand these figures are approximate and may differ from those at closing.

 8-10-26
 Buyer's Signature James Gilbert - Authorized Rep for Davis Public Schools Date

 Buyer's Signature Date

Initial Point Realty, LLC
 Company Name
 8-10-26
 Prepared by **Randi Nowlin** Date

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