ABSTRACTING AS PUBLISHED WITH OAB

TIME PERIOD	Continuation	Supplemental
< 6 MONTHS (PLATTED and UNPLATTED)	$300.00	$300.00
6 MO.-1 YEAR (PLATTED and UNPLATTED)	$375.00	$375.00
1-5 YEARS (PLATTED and UNPLATTED)	$425.00	$425.00
5-15YEARS (PLATTED and UNPLATTED)	$500.00	$500.00
15-25 YEARS (PLATTED and UNPLATTED)	$575.00	$575.00
>25 YEARS (PLATTED and UNPLATTED)	$750.00	$750.00
SURFACE ABSTRACT CERT - FROM SOVEREIGNTY $825.00		
SURFACE ABSTRACT - RECERTIFICATION $400 + CONTINUATION FEE		

TITLE SERVICES

Closing Fee (Purchase)	$150.00	Per Side
Closing Fee (Refinance)	$250.00	
Title Search	$125.00	
Affidavit Preparation	$100.00	
ALTA Endorsements	$100.00	Each
Closing Protection Letter	$100.00	
Courier Fee	$50.00	
Deed Preparation - Walk In	$75.00	
Digital Abstract Courier/Handling	$25.00	
Doc Prep (per side)	$75.00	
Final Abstracting	$250.00	
Final Title Exam/Opinion	$175.00	
Final Title Report	$250.00	
Judgment/Tax/UCC Report	$50.00	Per Report
Labor for Research	$100.00	Per Hour
Overnight Shipping Fee	$50.00	
Simultaneous Issue of Title Insurance	$100.00	
Title Exam/Attorney's Opinion	$350.00	Per Abstract
Title Insurance Binder Fee	$50.00	
Verbal/Pre-Closing Gap Check	$50.00	
CertifID Closing Security Fee	$50.00	
Wire Fee (per incoming/outgoing wire)	$50.00	
Mobile Home Processing	$150.00	
Written Gap Check	$100.00	

21 Important Reasons why you should recommend OWNER'S TITLE INSURANCE

OWNER'S TITLE INSURANCE will protect the buyer against these hidden risks which would not be disclosed by even the most meticulous search of public records:

1. Forgery
2. Fraud in connection with the execution of documents
3. Undue infulence on a grantor or executor
4. False personation by those purporting to be owners of the property
5. Incorrect represetnation of marital status of grantors
6. Undisclosed or missing heirs
7. Wills not properly probated
8. Mistaken interpretation of wills and trusts
9. Mental incompetence of grantors
10. Conveyance of a minor
11. Birth of heirs subsequent to the date of a will
12. Inadequate surveys
13. Incorrect legal description
14. Non-delivery of deeds
15. Unsatisfied claims not shown on the record
16. Deeds executed under expired or false powers of attorney
17. Confusion due to similar or identical names
18. Errors in official tax records
19. Incorrect indexing
20. Clerical errors in recording legal documents
21. Delivery of deeds after the death of grantor.

TITLE INSURANCE PREMIUM

Insured Amount	Rate
0-$40,000.00	$350.00
$60,000.00	$400.00
$80,000.00	$475.00
$100,000.00	$575.00
$125,000.00	$650.00
$150,000.00	$750.00
$175,000.00	$825.00
$200,000.00	$875.00
$225,000.00	$950.00
$250,000.00	$1,000.00
$275,000.00	$1,050.00
$300,000.00	$1,100.00
$325,000.00	$1,175.00
$350,000.00	$1,225.00
$375,000.00	$1,275.00
$400,000.00	$1,325.00
$425,000.00	$1,400.00
$450,000.00	$1,450.00
$475,000.00	$1,500.00
$500,000.00	$1,550.00
$525,000.00	$1,625.00
$550,000.00	$1,675.00
$575,000.00	$1,725.00
$600,000.00	$1,775.00
$625,000.00	$1,850.00
$650,000.00	$1,900.00
$675,000.00	$1,950.00
$700,000.00	$2,000.00
$725,000.00	$2,075.00
$750,000.00	$2,125.00
$775,000.00	$2,175.00
$800,000.00	$2,225.00

For Policies over $800,000, call SCA TITLE- TAHLEQUAH for a Quote

Please send new orders to the following-- orders@scatitle.com

MORTGAGE TAX FEES

Payable to the County Treasurer

5 yrs. Or more.....	.10 per 100.00
4 yrs. & less than 5 yrs.....	.08 per 100.00
3 yrs. & less than 4 yrs.....	.06 per 100.00
2 yrs. & less than 3 yrs.....	.04 per 100.00
Less than 2 yrs.....	.02 per 100.00
Mortgage Tax Certification Fee.....	10.00

RECORDING FEES

Payable to the County Clerk

Documentary Stamp	$.75 per $500.00
Recording the first page of any document	18.00
Recording each additional page	2.00

*The Title Insurance Premiums quoted herein are *estimates only* . Title Insurance rates are not regulated by statute in Oklahoma and such may be negotiated. Our TITLE INSURANCE is written thru OLD REPUBLIC TITLE INSURANCE and AMERICAN EAGLE TITLE INSURANCE COMPANY

Last updated 10/21/2026. Please confirm pricing if beyond 12 months of update.

Tahlequah Office
1052 South Muskogee Ave.
Tahlequah, OK 74464
918-525-9055
scatitle.com

SCA TITLE
ABSTRACTING & TITLE CO.
EST. 2012

MEET THE PEOPLE OF SCA TITLE- SALLISAW

President/Attorney	**Daniel Walker**	daniel@scatitle.com
VP of HR & Accounting	**Lisa James**	lisa@scatitle.com
VP of Operations	**Travis Pack**	travis@scatitle.com
Office Manager/Closer	**Rhonda Sams**	rhonda@scatitle.com
Closer	**Chandra Dyer**	chandra@scatitle.com
New Orders/Post Closer	**Mindy Barnard**	mindy@scatitle.com
Abstractor	**Brittany Murphy**	bmurphy@scatitle.com
Abstractor	**Gina Champlain**	gina@scatitle.com
Title Insurance	**Julie Oliver**	julie@scatitle.com
Title Insurance	**Morgan Rogers**	morgan@scatitle.com