

FILED IN THE DISTRICT COURT  
OKLAHOMA COUNTY, OKLA.

MAR -4 2010

PATRICIA PRESLEY, COURT CLERK  
by \_\_\_\_\_  
DEPUTY

IN THE DISTRICT COURT OF OKLAHOMA COUNTY  
STATE OF OKLAHOMA

OKLAHOMA DEPARTMENT OF )  
SECURITIES EX REL. IRVING )  
FAUGHT, ADMINISTRATOR, )

Plaintiff, )

v. )

Case No. CJ-2009-7957  
Judge: Gurich, Noma D.

STORYBOOK PROPERTIES, LLC, )  
a California limited liability company; )  
STORYBOOK INVESTMENTS WA, )  
LLC, a Washington limited liability )  
company; MATTHEW G. STORY )  
an individual; JOE DON JOHNSON, )  
an individual; and JAMES FARNHAM, )  
an individual, )

Defendants. )

**ORDER GRANTING RECEIVER’S MOTION FOR AN ORDER (I) APPROVING  
CONTRACT FOR THE SALE OF 2436 AND 2440 EAST SIXTH STREET, TULSA,  
OKLHOMA AND (II) AUTHORIZING RECEIVER TO CLOSE SALE OF 2436 AND  
2440 EAST SIXTH STREET, TULSA, OKLHOMA**

Comes on for hearing on this 4th day of March, 2010 on the Motion of Stephen J. Moriarty ("Receiver") the Court appointed Receiver for Storybook Properties LLC, Storybook Investments WA, LLC, and Matthew G. Story (all collectively referred to as "Companies") seeking entry of an Order (i) approving the Real Estate Purchase Contract submitted by Debra Redmon for the purchase of 2436 and 2440 East Sixth Street, Tulsa, Oklahoma and (ii) authorizing Receiver to take all actions necessary to close such sale; Stephen J. Moriarty appears on behalf of Receiver and Patricia Labarthe and Jennifer Shaw appear on behalf of Plaintiff, Oklahoma Department of Securities. After reviewing the Motion, having heard the statements of Receiver and being fully advised in the premises, the Court FINDS:

1. On October 7, 2009, this Court entered its Order Appointing Receiver. Pursuant to the Order, the Receiver was given full authority to “operate and manage all assets” of the Companies. Further, Receiver was given the authority to “take immediate custody, possession, and control of any and all assets” of the Companies.

2. The major assets of the Companies consist of (a) numerous residential properties located in Tulsa County, Oklahoma (the “Residential Properties”) and (b) a 5 unit apartment building located at 2436 East Sixth Street, Tulsa, Oklahoma and an 8 unit apartment building located at 2440 East Sixth Street, Tulsa, Oklahoma (the “Apartment Properties”).

3. Through this Motion, the Receiver proposes to sell the Apartment Properties. A sale of the Apartment Properties is in the best interests of the Companies and their creditors.

4. Receiver was presented with a Real Estate Purchase Contract submitted by Debra Redmon, dated February 12, 2010, offering to purchase the Apartment Properties for \$110,000.00 (the "Redmon Purchase Contract").

5. Prior to the appointment of Receiver, the Companies had listed the Property for sale through Green Country Real Estate, Rusty Goodman, Listing Broker (the “Broker”). Through the efforts of the Broker, the Redmon Contract was prepared and delivered to Broker. Broker believes the offer by Debra Redmon to purchase the Property for \$110,000.00 is reasonable.

6. The Redmon Purchase Agreement is the product of arms length negotiations and approval of the Redmon Purchase agreement is in the best interest of the Companies and their creditors.

7. Receiver has not received any offer to purchase the Property for an amount more

than \$110,000.00.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the sale of the Property, pursuant to the terms of the Redmon Purchase Contract is hereby approved.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Receiver is hereby authorized to take all actions necessary to close such sale including, but not limited to, execution of a Receiver's Deed in substantially the form of Exhibit "A" hereto and payment of a reasonable real estate commission.

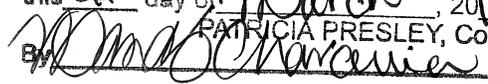
Dated this 4th day of March, 2010.

**NOMA GURICH**

DISTRICT JUDGE

APPROVED:

  
\_\_\_\_\_  
STEPHEN J. MORIARTY (OBA #6410)  
FELLERS, SNIDER, BLANKENSHIP,  
BAILEY & TIPPENS, P.C.  
100 North Broadway, Suite 1700  
Oklahoma City, OK 73102  
Phone: 405-232-0621  
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E-mail: [smoriarty@fellerssnider.com](mailto:smoriarty@fellerssnider.com)

I, PATRICIA PRESLEY, Court Clerk for Oklahoma County, Okla., hereby certify that the foregoing is a true, correct and complete copy of the instrument herewith set out as appears of record in the District Court Clerk's Office of Oklahoma County, Okla., this 4th day of March, 2010.  
  
PATRICIA PRESLEY, Court Clerk  
By Noma Guich Deputy

RECEIVER



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Patricia A. Labarthe, OBA # 10391  
Jennifer Shaw, OBA # 20839  
Oklahoma Department of Securities  
120 N. Robinson, Suite 860  
Oklahoma City, OK 73102  
(405) 280-7700

ATTORNEYS FOR PLAINTIFF

508553.1

**RECEIVER'S DEED**

**WHEREAS**, I Stephen J. Moriarty ("Receiver"), am the duly appointed and acting receiver for Storybook Properties, LLC, Storybook Investments, WA, LLC, EZ-To-Buy Homes, LP, and Matthew G. Story pursuant to an Order of the District Court, Oklahoma County, Oklahoma (the "Court") entered on October 7, 2009, in: *Oklahoma Department of Securities v. Storybook Properties, LLC, et al.*, Case No. CJ-2009-7951;

**WHEREAS**, \_\_\_\_\_ is the record owner of the real property described on Exhibit "A" hereto (the "Property");

**WHEREAS**, on \_\_\_\_\_, 20\_\_, I did file a Motion to Sell the Property;

**WHEREAS**, the Court on \_\_\_\_\_, 20\_\_ did have a hearing on such Motion, and did enter an order approving and authorizing the sale of the Property and the execution by Receiver of all documents necessary to convey the interest in the Property ("the Order");

**NOW THEREFORE**, I Stephen J. Moriarty, by virtue of the powers granted by the Order, and in consideration of the foregoing premises and of the sum of \$10.00 and other good and valuable consideration, to me in hand paid by \_\_\_\_\_, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto the said \_\_\_\_\_, all of the interest of \_\_\_\_\_, in the Property described in Exhibit "A" hereto, situated in the County of Tulsa, State of Oklahoma,

**TO HAVE AND TO HOLD**, the said \_\_\_\_\_ Property, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said \_\_\_\_\_, and his successors and assigns forever.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
STEPHEN J. MORIARTY, RECEIVER

**EXHIBIT "A"**

STATE OF OKLAHOMA )  
 ) SS:  
COUNTY OF OKLAHOMA )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Stephen J. Moriarty, Receiver for Storybook Properties, LLC, Storybook Investments, WA, LLC, EZ-To-Buy Homes, LP, and Matthew G. Story.

WITNESS my hand and seal as such Notary Public on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
(SEAL)