

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Ill Moore, LTD, in consideration of the sum of TEN DOLLARS (\$ 10.00), receipt of which is hereby acknowledged, and for and upon other good and valuable consideration do hereby grant, bargain, sell and convey unto the City of Norman, a municipal corporation of Cleveland County, the fee simple title in and to the following described real property and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the lands herein described, reserving and excepting the mineral interests, therein, to-wit:

A strip, piece, or parcel of land lying in the Southeast Quarter (SE 1/4) of Section 9, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma. Said parcel of land being more particularly described as follows:

COMMENCING at the Southwest corner of said SE 1/4, THENCE North 89°06'58" East along the South line of said SE 1/4, a distance of 67.94 feet to the POINT OF BEGINNING, said point being on the East Right-of-Way line of the AT&SF Railroad, THENCE North 27°45'53" West along the East Right-of-Way line of the AT&SF Railroad, a distance of 67.27 feet, THENCE North 89°06'58" East parallel with the South line of said SE 1/4, a distance of 406.45 feet, THENCE North 30°45'10" East a distance of 37.97 feet to a point on the West Right-of-Way line of the Oklahoma State Highway 77, THENCE South 27°36'37" East along the West Right-of-Way line, a distance of 103.37 feet to the South line of said SE 1/4, THENCE South 89°06'58" West along the South line of said SE 1/4, a distance of 442.44 feet to the POINT OF BEGINNING. Containing 12535.26 sq. ft. or 0.29 acres, more or less, of new Roadway Easement, the remaining area included in the above description being right-of-way occupied by the present roadway.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a public roadway, drainage structure or utility.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. The reservation and exception of mineral rights herein does not include rock, gravel, sand and other road building materials.

To have and to hold said described premises unto said City of Norman, its heirs and assigns forever, free clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, reserving and excepting the mineral interests therein; provided, however, that any explorations or development of said reserved mineral rights shall not directly or indirectly interfere with the use of said land by the City of Norman.

Signed and delivered this ____ day of _____, 2013.

Ill Moore Properties, LTD, a foreign limited partnership, Texas by:

Managing Partner

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2013, personally appeared James R. Armstrong and Dorothy I. Madole-Armstrong, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: _____ Notary Public: _____

Approved as to form and legality this _____ day of _____, 2013.

City Attorney

Approved and accepted by the Council of the City of Norman, this _____ day of _____, 2013.

ATTEST:

Mayor

City Clerk

SEAL:

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the City of Norman, a Cleveland County, Oklahoma municipal corporation, in consideration of the sum of TEN DOLLARS (\$ 10.00) , receipt of which is hereby acknowledged, and for and upon other good and valuable consideration does hereby quitclaim, grant, bargain, sell and convey unto Ill Moore Properties, LTD, a foreign limited partnership, Texas, all its right, title, interest, estate, and every claim and demand, both at equity and at law, acquired by the City by virtue of a dedication in 1963 with the filing of the Boyd View Estates Plat in and to the following described real property and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the lands herein described, reserving and excepting the mineral interests, therein, to-wit:

Commencing at the North West corner of Lot 1, Block 7, Boyd View No. 1 Addition to the City of Norman, County of Cleveland, State of Oklahoma, THENCE N 27°17'00" W a distance of 227.20 feet, THENCE S 89°47'00" E a distance of 328.14 feet, THENCE N 54°37'29" E a distance of 352.13 feet, THENCE S 43°05'08" E a distance of 110.49 feet, THENCE S 54°37'29" W a distance of 472.8 feet, THENCE S 76°00'00" W a distance of 207.23 feet to the POINT OF BEGINNING. Containing 92641.10 sq. ft. or 2.13 acres, more or less.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Together with all improvements thereon and the appurtenances thereunto belonging to the same. The reservation and exception of mineral rights herein does not include rock, gravel, sand and other road building materials.

The deed is subject to the following restriction: at the time the subject property is developed, or platted, the owner may utilize up to sixty-three one hundredths (.63) of an acre for paving or structures no higher than two stories leaving a remainder that shall be provided for drainage purposes, and for open space, storm water detention, and/or park type amenities that will be accessible to the Boyd View neighborhood. This restriction shall run with the land and be binding on any future heirs, successors, or assigns.

To have and to hold said described premises unto said Ill Moore Properties, LTD, its heirs and assigns forever, reserving and excepting the mineral interests therein; provided, however, that any explorations or development of said reserved mineral rights shall not directly or indirectly interfere with the use of said land by Ill Moore Properties, LTD.

Signed and delivered this ____ day of _____, 2013.

City of Norman, a Cleveland County, Oklahoma Municipal Corporation by:

Steven D. Lewis, City Manager
As authorized by the City of Norman City Council

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2013, personally appeared Steven D. Lewis, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: _____ Notary Public: _____

Approved as to form and legality this _____ day of _____, 2013.

City Attorney