

FATW (2)

Return To:  
Ash Investments, LLC  
2252 N. Broadway  
Moore, OK 73160

Doc#: R 2014 36188  
Bk&Pg: RB 5345 1348 - 1349  
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Cleveland County, OK



**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

File No.: 1955797-M001 (LLG)  
Doc Stamps: \$506.25

State of Oklahoma  
Cleveland County  
Documentary Stamps  
\$506.25

Tax ID #: 152278

That **First American Title & Trust Company, f/k/a Southwest Title and Trust Company, a Corporation, Successor Trustee**, party(ies) of the first part, in consideration of the sum of TEN & NO/100----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Ash Investments, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Cleveland County, State of Oklahoma**, to wit:

**A tract of land lying in the Northwest Quarter (NW/4) of Section Three (3), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:**

**BEGINNING at the Northeast corner of said NW/4;**

**THENCE South 00°57'34" East along the East line of said NW/4 a distance of 2060.36 feet to a point, said point being a point on the property line of the filed final plat of EAST RIDGE ADDITION SECTION 3 (as filed in Book 14 of plats, Page 34);**

**THENCE along said property line the following three (3) courses;**

**1) THENCE North 33°52'54" West a distance of 685.60 feet;**

**2) THENCE North 10°00'00" West a distance of 500.19 feet;**

**3) THENCE South 80°00'04" West a distance of 417.95 feet;**

**THENCE South 89°04'22" West a distance of 27.95 feet;**

**THENCE North 00°55'38" West a distance of 120.00 feet;**

**THENCE North 89°04'22" East a distance of 0.61 feet to a point, said point being a point on the property line of the filed final plat of EAST RIDGE ADDITION SECTION 2 (as filed in Book 13 of Plats, Page 166);**

**THENCE along said property line the following three (3) courses:**

**1) THENCE North 00°55'38" West a distance of 171.24 feet;**

**2) THENCE North 90°00'00" West a distance of 32.81 feet;**

**3) THENCE North 00°00'00" West a distance of 777.56 feet to a point on the North line of said NW/4;**

**THENCE North 89°50'21" East along said North line a distance of 911.04 feet to the Point of Beginning.**

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Property Address: **East Lindsey Street, Norman, OK**

Grantor hereby reserves all oil, gas, and other minerals and all rights pertaining thereto, in and under the above-described property, not previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, LESS AND EXCEPT all of the oil, gas, and other minerals in and under the above-described property, which have heretofore been reserved or conveyed of record or which are reserved by the Grantor(s). It is the intention of the Grantor(s) to convey to the Grantee(s) the surface and surface rights only in and to the above-described real property, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors 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.

Signed and delivered this **2nd day of October, 2014**.

**First American Title & Trust Company, f/k/a  
Southwest Title and Trust Company, a  
Corporation, Successor Trustee**

By: C. Hayden Chapman  
C. Hayden Chapman, Vice-President

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }  
  } ss.  
COUNTY OF **OKLAHOMA** }

This instrument was acknowledged before me on **October 2, 2014**, by **C. Hayden Chapman, Vice-President of First American Title & Trust Company, f/k/a Southwest Title and Trust Company, a Corporation, Successor Trustee.**

Kathlyn Roberts  
NOTARY PUBLIC **Kathlyn Roberts**

My Commission Expires: **10/16/2015**

Mail Tax Statements To:

