

D # 3260

WARRANTY DEED
STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 2070427
Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, **Samir S. Khalil and Najaya D. Khalil, husband and wife**, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **The City of Oklahoma City, a municipal corporation** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

The South 45 Feet of Lots Thirty-nine (39) and Forty (40), of DE SOTO ADDITION to Oklahoma City, Oklahoma County, Oklahoma;

AND ALSO a strip of land 20 Feet Wide lying between the South 45 Feet of Lot 40 in DE SOTO ADDITION and Hudson Avenue, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 40;

Thence East 20 Feet to the West line of Hudson Avenue;

Thence North along the West line of Hudson Avenue a distance of 45 Feet;

Thence West 20 Feet to the East line of said Lot 40;

Thence South 45 Feet to the Place of Beginning;

ALL according to the recorded plat thereof.

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 11

TAX ID No.: 041251195

Grantee's Mailing Address: 200 N. Walker, Oklahoma City, OK 73102

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party/parties of the second part, his/her/their/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. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this 8th day of January, 2024



Samir S. Khalil


Najaya D. Khalil

2070427

INDIVIDUAL ACKNOWLEDGMENT

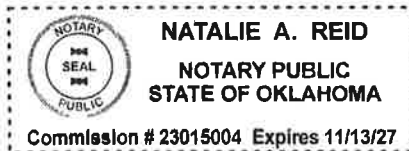
State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of January, 2024, personally appeared, **Samir S. Khalil and Najaya D. Khalil, husband and wife**, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

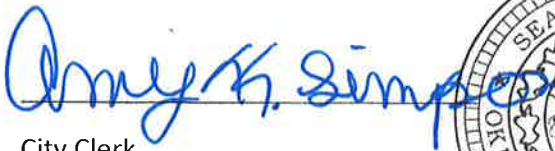
Given under my hand and seal the day and year last above written.



Commission Expires: _____



ACCEPTED by The City of Oklahoma City this 16th day of January, 2024.



City Clerk



*Review for form and legality.



5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

David Holt

AFFIANT, individually, and as authorized agent of the Entity

1-16-2024
Date

The foregoing instrument was acknowledged before me this 16 day of January, 2024
by David Holt.

David R. Wrights III
NOTARY PUBLIC

My Commission Expires: 1/24/25

My Commission Number: 13000797



Review for form and legality.

Carol Manett