

WARRANTY DEED

STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.

File No.: 2447912

Stewart Title Guaranty Company

Stewart Title of Oklahoma Inc
5101 Gaillardia Corporate Place, Suite C
Oklahoma City, OK 73142

Know All Men by These Presents:

THAT, **PHF Redevelopment, L.L.C.**, an Oklahoma limited liability company, party 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** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

TRACT ONE:

Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Twenty-eight (28), Block Two (2), Phillips and Mead East Side Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded thereof.

EXEMPTION:

DOCUMENTARY STAMP TAX O.S.

TITLE 68 ARTICLE 32

SEC 3201 PAR 11

TAX ID No.: 022800675, 022800700, 022800725, 022800750, 022800775,

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 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.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed this 30th day of April, 2025

PHF Redevelopment, L.L.C., an Oklahoma limited liability company

By: 
Rick McCune, Manager

2447912
ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 30 day of April, 2025, personally appeared, Rick McCune, Manager of **PHF Redevelopment, L.L.C., an Oklahoma limited liability company** to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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


Commission Expires: 6/19/2027



ACCEPTED by the City of Oklahoma City this _____ day of _____,
2025.

City Clerk

REVIEWED for form and legality.



Assistant Municipal Counselor