



D# 3270

After recordation, return to:

The City of Oklahoma City
200 N. Walker Avenue, 2nd Floor
Oklahoma City, OK 73102
Attn: City Clerk

Exempt From Documentary Stamp Tax
Okla. Stat. 68, Article 32, Section 3202

Reserved For Recording Information

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT on this 19th day of November, 2024, **Echo Soccer LLC, an Oklahoma limited liability company** ("Grantor"), for good and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto The City of Oklahoma City (the "Grantee"), whose mailing address is 200 N. Walker Avenue, Oklahoma City, Oklahoma 73102, all of the Grantor's right, title and interest in and to that certain real property and premises situated in Oklahoma County, State of Oklahoma, as more particularly described on Exhibit A attached hereto, together with all improvements thereon and all rights and appurtenances thereunto belonging (the "Property"); LESS AND EXCEPT all oil, gas, coal, metallic ores, and other mineral interests therein and thereunder previously reserved or conveyed, and less all rights, interests, and estates of whatsoever nature incident thereto or arising therefrom; SUBJECT TO: (a) all agreements, conditions, use restrictions, purchase options and rights, reverter rights, and other matters pertaining to the Property as set forth in that certain Real Estate Donation Agreement between Grantor and Grantee dated November 19, 2024 (the "Donation Agreement"), including, without limitation, (i) the right of first refusal in favor of Grantor set forth in the Donation Agreement, (ii) the reversionary rights to the Property in favor of Grantor set forth in the Donation Agreement upon a default by Grantee under the Donation Agreement beyond applicable notice and cure periods, and (iii) the restriction that the Property be used exclusively as a multipurpose stadium for a duration of fifty (50) years from the date this Deed is recorded as set forth in the Donation Agreement; (b) all taxes for the current and subsequent years; (c) any existing building and zoning ordinances, and other governmental restrictions; and (d) all covenants, conditions, restrictions, rights-of-way and other matters of record (collectively, the "Permitted Exceptions"); and WARRANTS title to the Property to be free, clear, and discharged of and from, other than the Permitted Exceptions, all former grants, charges, taxes, judgments, mortgages, liens, and encumbrances of whatsoever nature made or suffered to be made or done by, through, or under Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, forever, subject to the Permitted Exceptions.

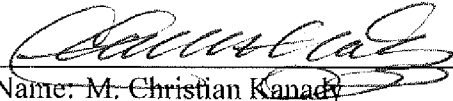
5/26

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date shown above.

"GRANTOR":

ECHO SOCCER LLC,
an Oklahoma limited liability company

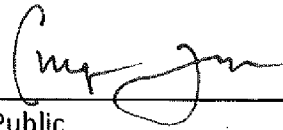
By:


Name: M. Christian Kanady
Title: Manager

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 19th day of November, 2024, by M. Christian Kanady as the Manager of **Echo Soccer LLC**, an Oklahoma limited liability company.

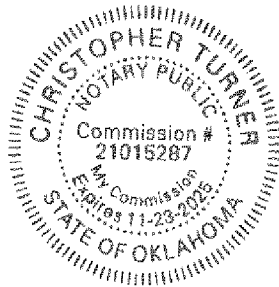


Notary Public

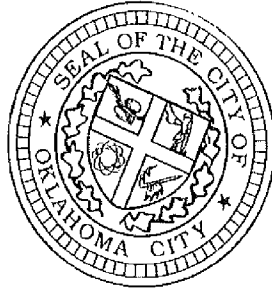
My Commission Expires: 11/23/25

My Commission Number: 21015287

(SEAL)



ACCEPTED by The City of Oklahoma City this 17th day of December, 2024.



Amy K Simpson
City Clerk

REVIEWED for form and legality.

[Signature]
Assistant Municipal Counselor

EXHIBIT A

Legal Description of the Property

A tract of land lying in the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the southwest corner of said Northwest Quarter;

THENCE North $00^{\circ}03'11''$ East, along the west line of said Northwest Quarter, a distance of 2.85 feet to the southwest corner of that certain tract of land described in Quitclaim Deed recorded in Book 15691, Page 1169;

THENCE Easterly along the south line of said Quitclaim Deed on a non tangent curve to the left having a radius of 2,814.93 feet (said curve subtended by a chord which bears North $78^{\circ}52'05''$ East a distance of 800.84 feet) for an arc distance of 803.57 feet to the POINT OF BEGINNING;

THENCE North $25^{\circ}46'14''$ West a distance of 696.73 feet;

THENCE North $64^{\circ}13'35''$ East a distance of 552.32 feet;

THENCE South $25^{\circ}46'14''$ East a distance of 704.75 feet to a point on the south line of said Quitclaim Deed and a point on a curve;

THENCE Southwesterly along said south line on a non tangent curve to the right having a radius of 2,814.93 feet (said curve subtended by a chord which bears South $65^{\circ}03'33''$ West a distance of 552.37 feet) for an arc distance of 553.27 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 392,040 square feet or 9.0000 acres, more or less.

The basis of bearings for this description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of North $00^{\circ}03'11''$ East on the west line of the Northwest Quarter of Section 3, Township 11 North, Range 3 West of the Indian Meridian.