



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
Documentary Tax Exemption 68 §3202(11)  
Project: MB-1473

D# 3269

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That the CITY OF OKLAHOMA CITY WATER UTILITIES TRUST, an Oklahoma public trust, formerly known as the Oklahoma City Municipal Improvement Authority, ("Grantor") for and in consideration of Ten and no/100 Dollars and other valuable considerations paid in hand, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto THE CITY OF OKLAHOMA CITY, an Oklahoma municipal corporation ("Grantee") the following described real property and premises situate in Oklahoma County, State of Oklahoma, which is attached and incorporated by reference to wit:

**SURFACE AND SURFACE RIGHTS ONLY**

**See Attachment "A"**

**LESS AND EXCEPT** all of the oil, gas and other minerals in and under the above described real property, which have hereto been reserved or conveyed or which are reserved by the Grantor herein.

Together with all the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD the above described premises unto the Grantee, 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.

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

**Right of First Refusal** The Grantee agrees to grant to the Grantor the right of first refusal to purchase the property if the Grantee no longer needs the property for any reason and desires to surplus and sell the property. The Grantor has the first right to purchase the property at an agreed upon price with the Grantee. If the Grantor does not purchase the property, then Grantee shall be free to sell the property to a third party.

Signed and delivered this 10th September, 2024.

ATTEST:

Amy K. Simpson  
Secretary



THE CITY OF OKLAHOMA CITY  
WATER UTILITIES TRUST

BY: Jim Couch  
Chairman

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

The foregoing instrument was acknowledged before me this 10th day of September 2024 by Jim Couch, Chairman of the Oklahoma City Water Utilities Trust, on behalf of the trust.

My Commission expires: 1/10/27  
Commission No.: 23000492



Sharon D. Jones  
Notary Public

4/24

ACCEPTED by The City of Oklahoma City

This 10<sup>th</sup> day of September, 2024

Amey K. Simpson  
City Clerk



REVIEWED for form and legality:

Tatiana Mann  
Assistant Municipal Counselor

## ATTACHMENT "A"

**SURFACE AND SURFACE RIGHTS ONLY**

A tract of land being a part of the Northeast and Southeast Quarters of Section 34 Township 11 North Range 2 West of the Indian Meridian Oklahoma County Oklahoma and more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter

Thence S 89°48'33" W along the South line of said Southeast Quarter a distance Of 1900.00 Feet;

Thence N 00°49'13" W a distance Of 1285.83 Feet to the South line of the OG&E easement as recorded in Book 3749 Page 212;

Thence N 89°32'11" E along said South line of the OG&E easement a distance Of 637.09 Feet to the East line of the OG&E easement as recorded in Book 4471 Page 906;

Thence N 00°46'26" W along said east line of the OG&E easement a distance Of 2598.07 Feet to the South line of the tract of land described in a Warranty Deed to Department of Highways of the State of Oklahoma recorded in Book 3914 Page 1815;

The next Six calls being along the South line of said Warranty Deed to Department of Highways of the State of Oklahoma

Thence N 89°55'24" E a distance Of 240.90 Feet;

Thence S 78°41'59" E a distance Of 127.54 Feet;

Thence N 89°55'25" E a distance Of 795.31 Feet;

Thence S 00°49'27" E a distance Of 632.79 Feet;

Thence S 12°05'51" E a distance Of 254.92 Feet;

Thence S 89°54'29" E a distance Of 50.00 Feet to the East line of the Northeast Quarter of Section 34;

Thence S 00°49'17" E along the East line of Said Northeast Quarter a distance Of 349.18 Feet to the Northeast corner of the Southeast Quarter of said Section 34;

Thence S 00°49'13" E along the East line of the Southeast Quarter of Said Section 34 a distance Of 2627.82 Feet to the Point of Beginning.

**LESS AND EXCEPT** all the oil, gas and other minerals in and under the above described real property, which have hereto been reserved or conveyed or which are reserved by the Grantor herein.

