



The City of Oklahoma City *Send*
 Development Services Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Friendship Investments, LLC

Name of Development or Applicant

1998 S Choctaw Rd
 24-10-1W W/2 SW/4 & Lot 7 being NE/4 SW/4 (Cleveland County; acct. # 76623)

Address / Location of Property (Provide County name & parcel no. if unknown)

Commercial and residential development

Summary Purpose Statement / Proposed Development

Staff Use Only:	<i>1903</i>
Case No.: PUD -	<i>26 May 22</i>
File Date:	<i>4</i>
Ward No.:	<i>4</i>
Nbhd. Assoc.:	<i>Moore</i>
School District:	<i>AA</i>
Extg Zoning:	<i>AA</i>
Overlay:	<i>1</i>

120.76 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc.) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbfbllaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
 Compressed files (.zip, etc.) or links in FileShare services (Dropbox, etc.) can not be accepted for security purposes.

LETTER OF AUTHORIZATION

George Darrow, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____

149th & Chetam Rd / 24-10-1W 120.76AC W/2 SW/4 & LOT 7 BEING NE/4 SW/4

By: 
George Darrow

Title: Owner / Partner

Date: 4/26/2022



AFTER RECORDING RETURN TO: Electronically Filed

George H. Darrow II & Etal Darrow Irrevocable Trust
2808 NE 26th Street
Ft. Lauderdale, Florida 33305-1715

QUIT CLAIM DEED

KNOW ALL BY THESE PRESENTS:

That **George H. Darrow, II, Trustee of the George H. Darrow II & Etal Darrow Irrevocable Trust**, an Oklahoma Irrevocable Trust (the "**Grantor**"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey to **Friendship Investments, LLC**, an Oklahoma limited liability company (the "**Grantee**"), whose mailing address is 2808 NE 26th Street, Ft. Lauderdale, Florida, all of Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, if any, in and to all of the real property and premises situated in Cleveland County, Oklahoma and described on Exhibit A attached hereto and incorporated herein, together with all rights and appurtenances pertaining thereto (the "**Property**").

This conveyance is made without any warranty of title, express or implied, but there is, however, assigned unto Grantee all of the right, title and interest of Grantor in and to any and all warranties and covenants of or concerning title heretofore made by any person or other legal entity with respect to the above-described real estate, and Grantee shall have the same rights with respect to such warranties and covenants and the enforcement thereof as Grantor now has.


TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

EXEMPT FROM DOCUMENTARY
STAMP TAX PURSUANT TO 68 OKLA. STAT. § 3201
CONSIDERATION LESS THAN \$100.00.

[Signature page follows]

the 14 IN WITNESS WHEREOF, Grantor has signed this Quitclaim Deed effective as of day of September, 2021.

Grantor:


George H. Darrow II, Trustee of the George
H. Darrow II & Etal Darrow Irrevocable
Trust

ACKNOWLEDGMENT

STATE OF MONTANA }
COUNTY OF FLATHEAD } ss.

This instrument was acknowledged before me on SEPT 14, 2021, by George H. Darrow II, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that the same was executed as the free and voluntary act and deed of said person for the uses and purposes therein set forth.


Notary Public

My Commission Expires: 7-10-22

(SEAL)

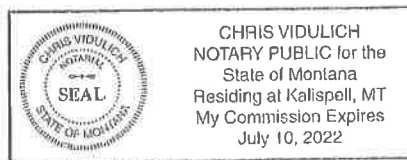


EXHIBIT "A"

Legal Description

The following described real property and premises situated in Cleveland County, State of Oklahoma:

West Half (W/2) of the Southwest Quarter (SW/4), and Lot Seven (7) being the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4). Section 24, Township 10 North, Range 1 West of the I.M.

149th and Choctaw Rd

24-10-1W 120.76AC W/2 SW/4 & LOT 7 BEING NE/4 SW/4

Tax Year	2022		
Land Size	120.7600	Land Units	AC
Class	Rural Agricu	School District	C-2 SCHOOL DISTRICT
Section	24	Township	10
Range	1W	Neighborhood	Agricultural
Legal Description	24-10-1W 120.76 AC W/2 SW/4 & LOT 7 BEING NE/4 SW/4		

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – _____

MASTER DESIGN STATEMENT FOR

149th & Choctaw Rd.

May 26, 2022

PREPARED FOR:

Friendship Investments, LLC
324 N. Robinson Ave.
Oklahoma City, OK 73120
954-401-1600
Gdarrow55@gmail.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 149th & Choctaw Rd., consisting of 120.76 acres are located within the southwest quarter (SW/4) of Section 24, Township 10 N, Range 1 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Friendship Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for AA Agricultural. Surrounding properties are zoned and used for:

North: R-A District and used for residential.
East: AA District and is undeveloped.
South: City of Newalla
West: AA District and used for residential.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing AA based zoning to a C-3 and R-2 based zoning that will permit a commercial and residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Choctaw Hills Rd. The nearest street to the east is S. Indian Meridian Rd. The nearest street to the south is SE 149th St. The nearest street to the west is S. Choctaw Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided via on site solutions as approved by ODEQ.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private wells.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 36 located at 17700 SE 104th St. It is approximately 5.7 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the RL land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject

to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

There shall be two (2) Tracts within this PUD.

Tract 1

The use and development regulations of the **C-3 Community Commercial District** shall govern Tract 1, except as herein modified.

The following uses shall be permitted:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Window [drive thru speakers shall be located no closer than 150 feet away from residential uses]
8300.37	Eating Establishments: Sitdown
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8150.6.3	Greenhouse
8150.6.5	Hoop House
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related

8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Repair Services: Restricted
8300.63	Retail Sales and Services: General

Tract 2

The use and development regulations of the **RA2 Single-Family Two-Acre Rural Residential District** shall govern Tract 2, except as herein modified.

The following uses shall be permitted:

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.14	Single-Family Residential
8200.16	Two-Family Residential

The minimum lot size within Tract 2 shall be two (2) acres.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall be required for Tract 2 within this PUD.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be taken from SE 149th and S. Choctaw Rd.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.17 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements

shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.19..... ARCHITECTURAL REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.20 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description

Exhibit B – Master Development Plan

Exhibit C - Topography Plan

EXHIBIT "A"

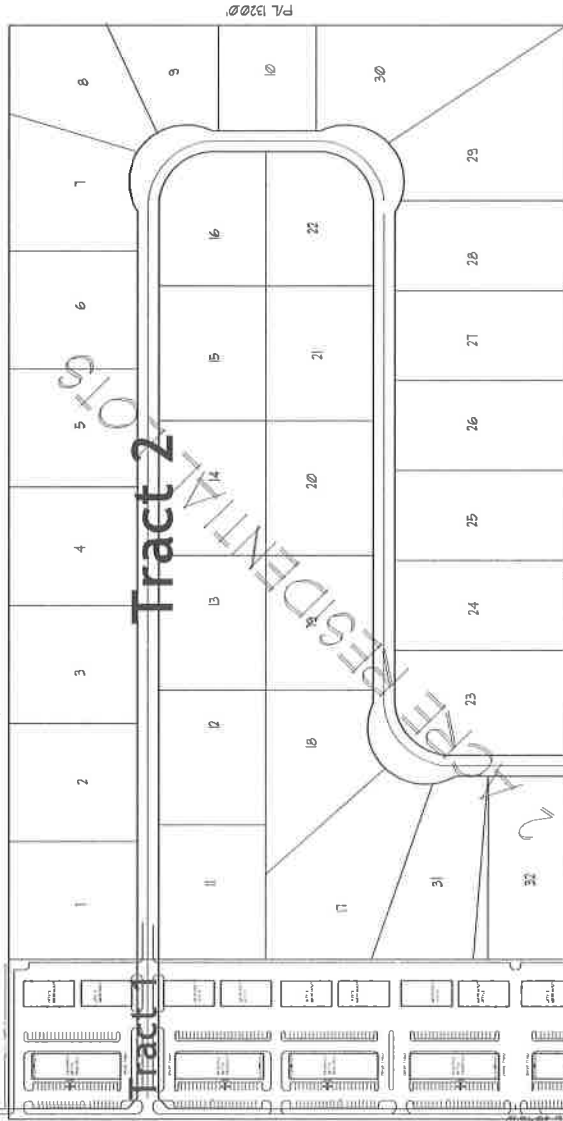
Legal Description

The following described real property and premises situated in Cleveland County, State of Oklahoma:

West Half (W/2) of the Southwest Quarter (SW/4), and Lot Seven (7) being the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4). Section 24, Township 10 North, Range 1 West of the I.M.

P/L 26400'

Tract 2



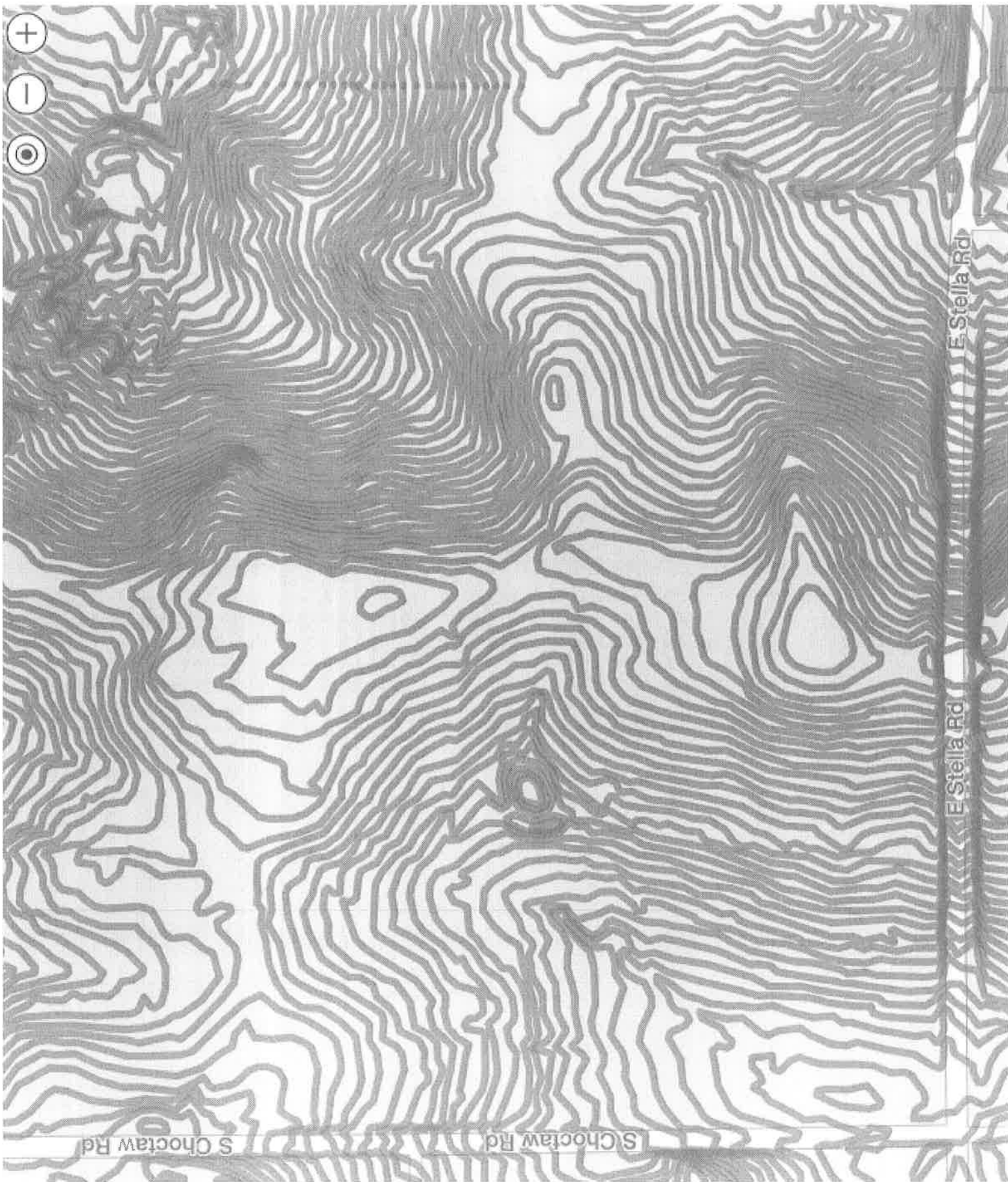
P/L 13200'

LEGAL DESCRIPTION:

24-10-W, 120.16 ACRES
W/2 SW/4 & LOT 1 BEING THE NE/4 SW/4

P/L 13200'

500' ROW



[illegible]

By: Panda Craven
 Abstractor License No. 85
 OAB Certificate of Authority # 49
 File No. 2740832-MQ99

OWNERSHIP LIST

ORDER NO. 2740832-MO99

DATE PREPARED: May 10, 2022

EFFECTIVE DATE: May 4, 2022 at 7:30 A.M.

OWNER	LOT	BLK	ADDITION
Friendship Investments, LLC 2808 NE 26 th St Ft. Lauderdale FL 33305-1715			24-10-1W 120.76 AC W/2 SW/4 & LOT 7 BEING NE/4 SW/4 #76623 Subject Property
7 Mile Ranch, LLC 15712 SE 119 th St Newalla OK 74857-7951			24-10-1W 312.46 AC GOV'T LOTS 1 AND 2 AND E/2 NE/4 LOTS 3 AND 4 AND E/2 SE/4 #76622
Whitetail Ridge Properties, LLC 11880 Sweetbriar LN San Diego CA 92131-1567			24-10-1W 40 AC SE/4 SW/4 OR LOT 8 #76624
The James & Cindie Guthrie Revocable Trust 8000 Lett Cir Newalla OK 74857			25-10-1W 10.42AC PRT W/2 BEG 1736.65`S S 01D W215.54` S 76D W3.57` S 06D W708.62` S 88D E92.51` S 01D W163.43` 1252.66`E 1774.61`S 649.01`W 672.13`S 1977.99`W 1302.26`N N 02D W428.55` 1438.37`N N 08D E242.19` N 04D E419.75` 804.35`N NE/C NW/4 POB N46.49` N 03D W593.45` N 88D W7.72` N50` S 88D E682.98` S 01D W94.66` C/R (R=775) CB S 07D W168.97` C/L (R=725) CB S 01D E388.54` C/R (R=775) CB S 15D E41.24` W642.90` POB AKA LT 22 LETT FARMS #145981
Jimmy & Cindie Guthrie 8000 Lett Cir Newalla OK 74857-7888			25-10-1W 1.58AC PRT NW/4 BEG 1310.04`E NW/C NW/4 S2001.44` N 08D E166.91` N 04D E419.75` N850.84` N 03D E593.45` N 88D W7.72` N50` POB #142748
Donald D. & Carrie C. Griffiths 12200 E Stella Rd Newalla OK 74857-7966			25-10-1W 5 AC TR 1 BELT VILLAGE PRT W/2 NW/4 #52538
William E. Bradley 415607 E 1092 Rd Checotah OK 74426-2377			25-10-1W 5.02 AC TR 2 BELT VILLAGE SURVEY PRT W/2 NW/4 #76650

Edith J. Jackson 12100 E Stella Rd Newalla OK 74857			25-10-1W 5.02 AC TR 3 BELT VILLAGE SURVEY PRT NW/4 #76644
ERA786, LLC 8321 120 th Ave NE Norman OK 73026-9759			25-10-1W 4.55AC TRT 4 BELT VILLAGE SUR AKA PRT W/2 NW/4 BEG NW/C E306.09' S649.10' W306.09' N646.02' POB #52539
Tonja Willms 8300 120 th Ave NE Norman OK 73026			26-10-1W 4.04 AC TRACT 1-B PRT NE/4 BEG S208.71' NE/C S458.63' W385.2' N458.63' E385.2' POB #52541
Western Farmers Electric Corp. PO Box 429 Anadarko OK 73005			26-10-1W 2 AC PRT NE/4 BEG NE/C NE/4 S208.7 W417.4 N208.7 E417.4 POB #52540
Jay A. Kreft & Katy J. Kreft, Co-Trustees of the Jay & Katy Kreft Living Trust and Bradley Daverede & Belle Daverede 30245 Lake Rd Shawnee OK 74801			23-10-1W 5.80 AC PRT SE/4 BEG SE/C SE/4 W665.40' N380' E664.60' S380' POB #191243
Timothy Paul Davis & Trena Lee Davis 14924 SE 147 th Newalla OK 74857-7920			23-10-1W 5.60AC LT 27 PILOTS HAVEN 4TH AKA PRT SE/4 BEG 380'N SE/C W316.75' N770.56' E316.75' S768.83' POB #101976
John Hadlock PO Box 6432 Moore OK 73153			23-10-1W 5.53AC TR 20 PILOTS HAVEN 4TH AKA PRT E/2 BEG 1148.84'N SE/C N660' W365' S660' E365' POB #100487
Bradley L. & Belle M. Daverede 30245 Lake Rd Shawnee OK 74801-3422			23-10-1W 5.53AC TR 19 PILOTS HAVEN 4TH AKA PRT E/2 BEG 1808.84'N SE/C W365' N660' E365' S660' POB #100486
Jay Kreft & Katy Kreft, as Co-Trustes of Jay & Katy Kreft Living Trust 30245 Lake Rd Shawnee OK 74801-3422			23-10-1W 5.53AC TR 12 PILOTS HAVEN 4TH AKA PRT E/2 BEG 2468.84'N SE/C W365' N660.12' E365.25' S659.99' POB #100485



AFTER RECORDING RETURN TO: Electronically Filed

George H. Darrow II & Etal Darrow Irrevocable Trust
2808 NE 26th Street
Ft. Lauderdale, Florida 33305-1715

QUIT CLAIM DEED

KNOW ALL BY THESE PRESENTS:

That **George H. Darrow, II, Trustee of the George H. Darrow II & Etal Darrow Irrevocable Trust**, an Oklahoma Irrevocable Trust (the "**Grantor**"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey to **Friendship Investments, LLC**, an Oklahoma limited liability company (the "**Grantee**"), whose mailing address is 2808 NE 26th Street, Ft. Lauderdale, Florida, all of Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, if any, in and to all of the real property and premises situated in Cleveland County, Oklahoma and described on Exhibit A attached hereto and incorporated herein, together with all rights and appurtenances pertaining thereto (the "**Property**").

This conveyance is made without any warranty of title, express or implied, but there is, however, assigned unto Grantee all of the right, title and interest of Grantor in and to any and all warranties and covenants of or concerning title heretofore made by any person or other legal entity with respect to the above-described real estate, and Grantee shall have the same rights with respect to such warranties and covenants and the enforcement thereof as Grantor now has.


TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

EXEMPT FROM DOCUMENTARY
STAMP TAX PURSUANT TO 68 OKLA. STAT. § 3201
CONSIDERATION LESS THAN \$100.00.

[Signature page follows]

the 14 IN WITNESS WHEREOF, Grantor has signed this Quitclaim Deed effective as of day of September, 2021.


Grantor:


George H. Darrow II, Trustee of the George
H. Darrow II & Etal Darrow Irrevocable
Trust

ACKNOWLEDGMENT

STATE OF MONTANA)
COUNTY OF FLATHEAD) ss.

This instrument was acknowledged before me on SEPT 14, 2021, by George H. Darrow II, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that the same was executed as the free and voluntary act and deed of said person for the uses and purposes therein set forth.


Notary Public

My Commission Expires: 7-10-22

(SEAL)

