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Pam Howlett - Cleveland County Clerk, OK  
Fee: \$26.00 cm  
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The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
Documentary Tax Exemption 68 §3202(11)

D # 3271

### WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS:

That **Kathryn L. Stevens, a single person**, ("Grantor") for and in consideration of Ten and no/100 Dollars and other valuable considerations which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the **Oklahoma City Water Utilities Trust ("OCWUT")** ("Grantee") the following described real property and premises situate in Cleveland County, State of Oklahoma, which is attached and incorporated by reference to wit:

**See attached Exhibit "A"**

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, in fee simple, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, **but reserving unto Grantor a 25 year term estate in 1 acre described as Tract 2 in Exhibit "A" (Residence and 1 acre)**. The term of 25 years will begin upon the recording of the Warranty Deed with the Cleveland County Clerk and upon expiration, termination, forfeiture, or abandonment the Residence and 1 acre shall automatically transfer to OCWUT.

During the 25 year term the Grantor will be required to and be responsible for the following:

1. Pay all real estate taxes for the Residence and 1 acre, general or special, and all other public or governmental charges or assessments against the Residence and 1 acre which are or may be payable on an annual basis.
2. Responsible for all utilities, maintenance, repair, taxes, and insurance incurred relating to the Residence and 1 acre.
3. Solely liable for any and all maintenance and repairs to the Residence and 1 acre including habitability. Any improvements made to the Residence and 1 acre shall be at the discretion and cost of the Grantor. However, any improvement thereof will not result in compensation for any increased property value or any future payment by OCWUT.

5/26

4. No mortgages or liens shall be placed against the Residence and 1 acre. Any mortgage or lien found to be placed against the Residence and 1 acre will result in the Grantor's forfeiture of the Residence and 1 acre and the Grantor's remaining 25 year term will terminate immediately.

5. Grantor's 25 year term may not be sold, assigned, or transferred by Grantor and including Grantor's heirs and any such sale, assignment, or transfer of rights will otherwise result in Grantor's forfeiture and abandonment of the Residence and 1 acre.

6. Grantor acknowledges that the 25 year term is subject to the purpose and further interest of OCWUT and should OCWUT require the property prior to the expiration of the Grantor's 25 year term, Grantor agrees to voluntarily vacate the Residence and 1 acre, and any remaining years will be terminated upon payment from OCWUT.

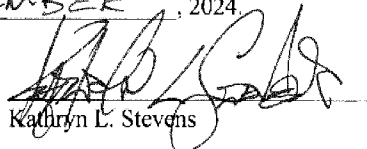
7. In the event OCWUT requires the property before the 25 year term has expired OCWUT will give notice of termination to Grantor. Further, OCWUT will make payment to the Grantor for the remaining term at Three Hundred Fifty dollars and 00/100 (\$350.00) per month.

8. Grantor's forfeiture or abandonment of the property will not result in any payment from OCWUT to the Grantor's heirs, successors, or assigns for remaining or unused term of years.

9. OCWUT will have no responsibility or liability during the 25 term as to the Residence and 1 acre.

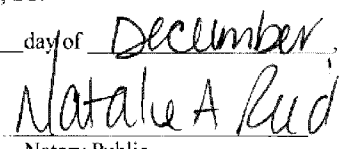
EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 10 day of DECEMBER, 2024.

  
Kathryn L. Stevens

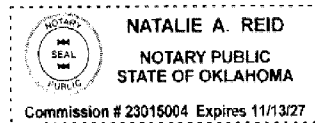
STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 10 day of December, 2024  
by Kathryn L. Stevens.

  
Natalie A. Reid  
Notary Public

My Commission Expires: 11-13-2027

My Commission No. 23015004



ACCEPTED by the Oklahoma City Water Utilities Trust  
this 14th day of January, 2025

Amy K. Simpson  
Secretary

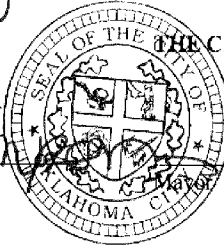


CONCURRED by the Council and signed by the Mayor of The City of Oklahoma City this 28th  
day of January 2025.

ATTEST:

THE CITY OF OKLAHOMA CITY

Amy K. Simpson  
City Clerk



D. Holt

REVIEWED for form and legality.

Patricia Mann  
Assistant Municipal Counselor

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Tract 1:**

The South Half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 21, Township 10 North, Range 2 West of the Indian Meridian, Cleveland County, State of Oklahoma.

**LESS AND EXCEPT:**

Part of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at a point 2638 feet South of the Northeast Corner (NE/c) of the Northeast Quarter (NE/4) of Section 21, Township 10 North, Range 2 West;

THENCE West 1320 feet;

THENCE North 420 feet;

THENCE East 880 feet;

THENCE South 270 feet;

THENCE East 440 feet;

THENCE South 150 feet to the POINT OF BEGINNING.

**FURTHER LESS AND EXCEPT:**

A tract of land lying in the South Half of the Southeast Quarter of the Northeast Quarter (S/2 SE/4 NE/4) of Section 21, Township 10 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said S/2 SE/4 NE/4;

THENCE North 00°01'13" West, along the East line of said S/2 SE/4 NE/4, a distance of 149.41 feet to the POINT OF BEGINNING;

THENCE South 89°59'21" West, parallel with the South line of said S/2 SE/4 NE/4, a distance of 208.71 feet;

THENCE North 00°01'13" West, parallel with said East line, a distance of 208.71 feet;

THENCE North 89°59'21" East, parallel with said South line, a distance of 208.71 feet, to a point on said East line;

THENCE South 00°01'13" East, along said East line, a distance of 208.71 feet to the POINT OF BEGINNING.

**Tract 2:**

A tract of land lying in the South Half of the Southeast Quarter of the Northeast Quarter (S/2 SE/4 NE/4) of Section 21, Township 10 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said S/2 SE/4 NE/4;

THENCE North 00°01'13" West, along the East line of said S/2 SE/4 NE/4, a distance of 149.41 feet to the POINT OF BEGINNING;

THENCE South 89°59'21" West, parallel with the South line of said S/2 SE/4 NE/4, a distance of 208.71 feet;

THENCE North 00°01'13" West, parallel with said East line, a distance of 208.71 feet;

THENCE North 89°59'21" East, parallel with said South line, a distance of 208.71 feet, to a point on said East line;

THENCE South 00°01'13" East, along said East line, a distance of 208.71 feet to the POINT OF BEGINNING.

Tract 2 legal description prepared by licensed, professional Surveyor Justin Smith, RPLS 1868, by way of the survey dated July 16, 2024, in Project No. 117,056.