

**The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
Project No. 19 N. Klein Avenue, Oklahoma City
Documentary Tax Exemption 68 §3202(11)**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the OKLAHOMA CITY MUNICIPAL FACILITIES AUTHORITY, an Oklahoma public trust, ("Grantor") for and in consideration of Ten dollars (\$10.00) and other valuable considerations paid in hand by the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the HC CALIFORNIA AVE, LLC, 9225 Lake Hefner Parkway, Suite 200, Oklahoma City, Oklahoma 73120 ("Grantee") the following described real property and premises situate in Oklahoma County, State of Oklahoma:

Lots Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33) and Thirty-four (34) of Block Three (3) in ORCHARD PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

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.

Signed and delivered this _____ day of _____, 2025.

ATTEST:

OKLAHOMA CITY MUNICIPAL
FACILITIES AUTHORITY

Secretary

BY: _____
Chairman

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Holt, to me known to be the identical person who executed the within and foregoing instrument as the Chairman of the Oklahoma City Municipal Facilities Authority, and he acknowledged to me that he executed the same as his free and voluntary act and deed and the free voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal this _____ day of _____, 2025.

My Commission expires: _____
Commission No.: _____

Patrick Mann
Assistant Municipal Counselor