



The City of Oklahoma City
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 CLOSING

Public Way (Street / Alley) or Easement

NHG, LLC

Name of Applicant

NW 64th St & Shartel Ave

Address / Location of Property

Close easement on the developed property.

Purpose Statement / Development Goal

Staff Use Only:	1089
Case No.: CE -	23 Nov '22
File Date:	2
Ward No.:	—
Nbhd. Assoc.:	OKC
School District:	SPUD1109 SPUD1042
Extg Zoning:	CE975
Overlay:	

Present Use of Property

SUBMITTAL REQUIREMENTS:

- ☐ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a Property Owner of record.
- ☐ 4.) 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) 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.
- ☐ 6.) One (1) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own more than Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☐ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate property the owner's names of all property owners requesting closure.
- ☐ 8.) Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

Property Owner Information (if other than Applicant):

NHG, LLC

Name

6801 N. Classen Blvd. Suite A

Mailing Address

Oklahoma City, OK 73116

City, State, Zip Code

405-843-5060

Phone

clayf@bde-kbi.com

Email

Signature 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

dmbox@wbfbllaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc.) or links to FileShare services (Dropbox, Google Drive, etc.) can not be accepted for security purposes.

Petition for Easement Closure

The undersigned does hereby request that an easement, existing within the City limits of Oklahoma City, be closed.

The easement is located as described by:

See attached "Exhibit A: Legal Description"

1.) [Property Address]

100% Owner

Signature

Date

[name/company]

NHG LLC

[Mailing address]

6801N. Classen St., Suite A
Oklahoma City, Oklahoma 73116

[phone number]

405-843-5060

[email address]

clay@bde-kbi.com

10/17/2022

ATTACHMENT "A-1"

LEGAL DESCRIPTION

NW 64th St & Shartel Ave
Street Vacation

October 17, 2022

A tract of land being a part of Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of N.W. 65th Street (Platted Mitchell Ave.) as shown in BILTMORE HEIGHTS ADDITION according to the Plat recorded in Book PL8, Page 21, being more particularly described as follows:

BEGINNING at the Southeast (SE) corner of Lot 1 in Block 1 of said plat BILTMORE HEIGHTS ADDITION;

THENCE South 00°57'53" East, along and with the West Right-of-Way line of Shartel Avenue as shown on said plat BILTMORE HEIGHTS ADDITION, a distance of 45.00 feet to the Northeast (NE) corner of Lot 39 in Block 2 as shown on said plat BILTMORE HEIGHTS ADDITION;

THENCE along and with the North line of said Block 2 the following 2 calls:

1. THENCE South 89°43'23" West, a distance of 173.24 feet;
2. THENCE North 74°31'13" West, a distance of 490.05 feet;

THENCE South 89°37'34" West, along and with the extended North line of said Block 2, a distance of 8.14 feet to a point on the centerline of the 10-foot vacated alley in said Block 2;

THENCE North 00°59'46" West, along and with said centerline extended, a distance of 18.10 feet to a point on the centerline of said N.W. 65th Street;

THENCE North 89°37'34" East, along and with the centerline of said N.W. 65th Street, a distance of 26.96 feet;

THENCE South 74°31'13" East, continuing along and with the centerline of said N.W. 65th Street, a distance of 234.01 feet;

THENCE North 00°57'53" West, departing the centerline of said N.W. 65th Street, a distance of 23.46 feet to the Southwest (SW) corner of Lot 16 in said Block 1;

THENCE South 74°31'13" East, along and with the South line of said Block 1, a distance of 243.48 feet;

THENCE North 89°43'23" East, continuing along and with the South line of said Block 1, a distance of 166.47 feet to the POINT OF BEGINNING.

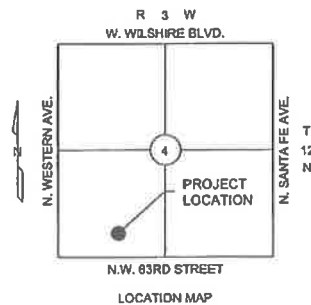
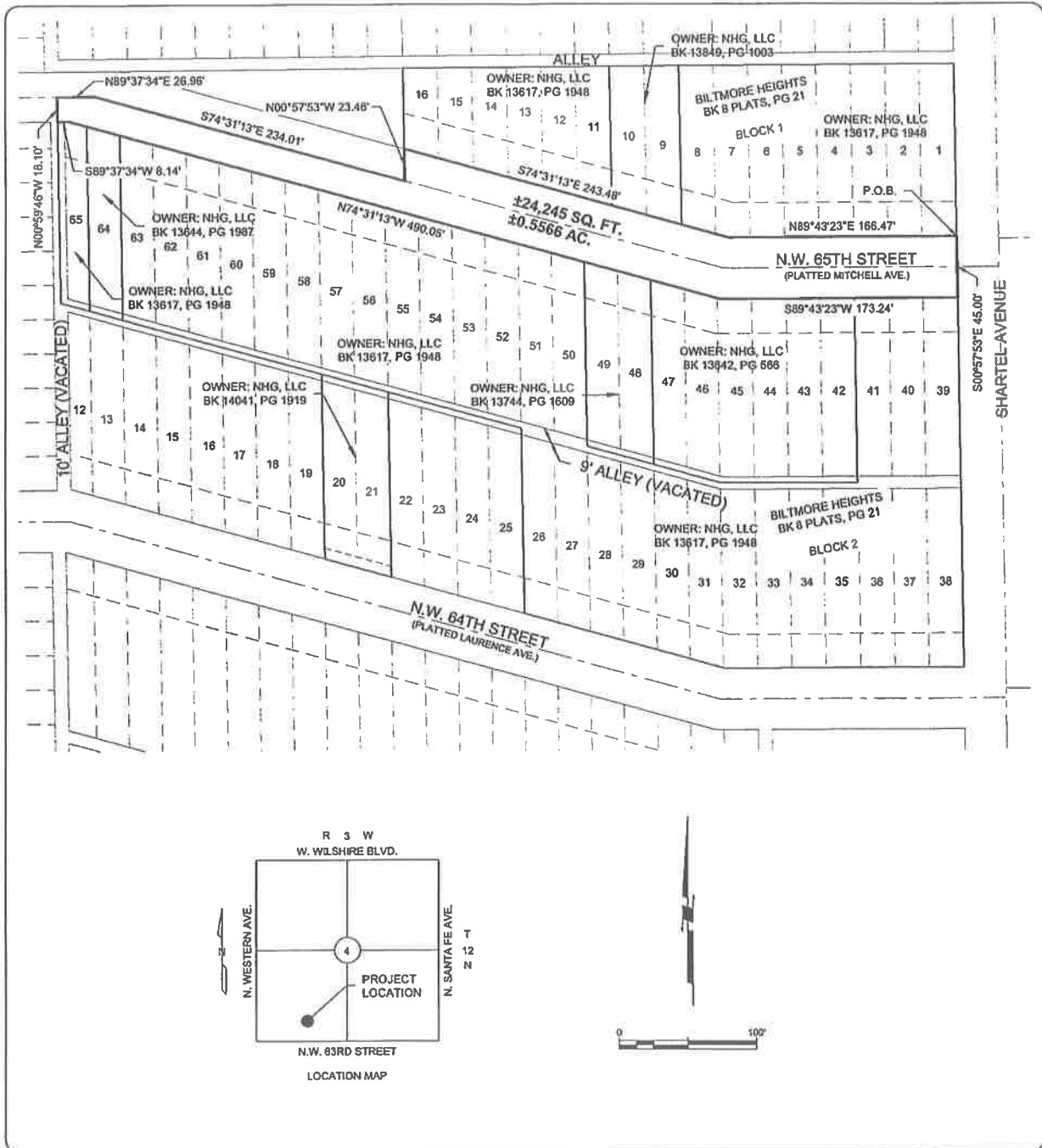
Page 1 of 2

ATTACHMENT "A-1"

Containing 24,245 square feet or 0.5566 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

ATTACHMENT "A-2"



ACAD FILE: S:\Cadd 3D\proj\3958016\3958016-02\dwg, 10/17/2022 9:07 AM, Bureau Director
XREFS LOADED: 3958015-bdy.dwg

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Proj. No.: 3958016
Date: 10-17-22
Scale: 1"=100'

NW 64TH ST & SHARTEL AVE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
STREET VACATION



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 233-8075 FAX (405) 233-8076 www.jaok.com
Certificate of Authorization #1434 Exp. Date 08-30-2023
ENGINEERS • SURVEYORS • PLANNERS

N.H.G., LLC
6801 North Classen Blvd., Suite A
Oklahoma City, Oklahoma 73116
405-843-5060 (office) 405-848-2249 (fax)

LETTER OF AUTHORIZATION

NHG, L.L.C., (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, NW 64th and Classen Boulevard.

By: 

Clay T. Farha, Manager

Date: 10/17/2022

[illegible]

A tract of land being a part of Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of N.W. 65th Street (Platted Mitchell Ave.) as shown in BILTMORE HEIGHTS ADDITION according to the Plat recorded in Book PL8, Page 21, being more particularly described as follows: BEGINNING at the Southeast (SE) corner of Lot 1 in Block 1 of said plat BILTMORE HEIGHTS ADDITION; THENCE South 00°57'53" East, along and with the West Right-of-Way line of Shartel Avenue as shown on said plat BILTMORE HEIGHTS ADDITION, a distance of 45.00 feet to the Northeast (NE) corner of Lot 39 in Block 2 as shown on said plat BILTMORE HEIGHTS ADDITION; THENCE along and with the North line of said Block 2 the following 2 calls:

- THENCE South 89°37'34" West, along and with the extended North line of said Block 2, a distance of 8.14 feet to a point on the centerline of the 10-foot vacated alley in said Block 2; THENCE North 00°59'46" West, along and with said centerline extended, a distance of 18.10 feet to a point on the centerline of said N.W. 65th Street; THENCE North 89°37'34" East, along and with the centerline of said N.W. 65th Street, a distance of 26.96 feet; THENCE South 74°31'13" East, continuing along and with the centerline of said N.W. 65th Street, a distance of 234.01 feet; THENCE North 00°57'53" West, departing the centerline of said N.W. 65th Street, a distance of 23.46 feet to the Southwest (SW) corner of Lot 16 in said Block 1; THENCE South 74°31'13" East, along and with the South line of said Block 1, a distance of 243.48 feet; THENCE North 89°43'23" East, continuing along and with the South line of said Block 1, a distance of 166.47 feet to the POINT OF BEGINNING.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abtractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: November 10, 2022 at 7:30 AM

First American Title Insurance Company

Caleb Wright

By:

Caleb Wright

Abstractor License No. 5032

OAB Certificate of Authority # 0049

File No. 2782009-OK99

OWNERSHIP REPORT
ORDER 2782009

DATE PREPARED: NOVEMBER 15, 2022
EFFECTIVE DATE: NOVEMBER 10, 2022 AT 7:30 A.M.

MAP NUMBER	ACCOUNT NUMBER	NAME1	NAME2	MAILING ADDRESS	CITY	STATE	ZIP	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2615	R073379460	GUILFORD CAPITAL LLC		3601 N CLASSEN BLVD STE 207	OKLAHOMA CITY	OK	73118	BILTMORE HEIGHTS ADD	000	000	BILTMORE HEIGHTS ADD BLK 000 LOT 000 BILTMORE PARK AS DESCRIBED & DEPICTED IN THE PLAT OF BILTMORE HEIGHTS	UNKNOWN
2615	R073370900	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 11 THRU 16	0 UNKNOWN OKLAHOMA CITY
2615	R073370750	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
2615	R073370600	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
2615	R073370450	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 5 & 6	0 UNKNOWN OKLAHOMA CITY
2615	R073370300	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 3 & 4	0 UNKNOWN OKLAHOMA CITY
2615	R073370150	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 1 & 2	0 UNKNOWN OKLAHOMA CITY
2615	R073372550	901 NW 64TH LLC		901 NW 64TH ST	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 22 THRU 25	901 NW 64TH ST OKLAHOMA CITY
2615	R073372400	NHG LLC		6801 N CLASSEN STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 20 & 21	0 UNKNOWN OKLAHOMA CITY
2615	R073372250	LOTS OF WORK LLC		PO BOX 54590	OKLAHOMA CITY	OK	73154-1590	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 18 & 19	907 NW 64TH ST OKLAHOMA CITY

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2615	R073371500	REBEL INVESTMENT CO LLC		6500 N CLASSEN BLVD CITY	OK	73116-7310	BILTMORE HEIGHTS ADD 002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 8 THRU 11	6500 N CLASSEN BLVD OKLAHOMA CITY
2615	R073372850	NHG LLC		6801 N CLASSEN BLVD STE A	OK	73116	BILTMORE HEIGHTS ADD 002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 26 THRU 36 PLUS S/2 VACATED ALLEY ADJ ON N & LOTS 37 THRU 41 PLUS ALL VACATED ALLEY LYING BETWEEN LTS 37 & 38 & LTS 39 & 40 PLUS N/2 VACATED ALLEY ADJ LT 41 ON S	0 UNKNOWN OKLAHOMA CITY
2615	R073371950	LOTS OF WORK LLC		PO BOX 54590	OK	73154-1590	BILTMORE HEIGHTS ADD 002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 12 THRU 17 PLUS VAC ALLEY ADJ ON N & W	913 NW 64TH ST OKLAHOMA CITY
2615	R073373900	NHG LLC		6801 N CLASSEN BLVD STE A	OK	73116	BILTMORE HEIGHTS ADD 002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 42 THRU 47	814 NW 65TH ST OKLAHOMA CITY
2615	R073374050	NHG LLC		6801 N CLASSEN BLVD STE A	OK	73116	BILTMORE HEIGHTS ADD 002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 48 & 49 & N/2 OF VACATED ALLEY ADJ SD LTS ON S	0 UNKNOWN OKLAHOMA CITY
2615	R073374200	NHG LLC		6801 N CLASSEN BLVD STE A	OK	73116	BILTMORE HEIGHTS ADD 002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 50 THRU 63 PLUS N/2 VACATED ALLEY ADJ ON S	0 UNKNOWN OKLAHOMA CITY
2615	R073371050	BOULEVARD HOMES LLC		6528 N CLASSEN BLVD	OK	73116-7310	BILTMORE HEIGHTS ADD 002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 1 THRU 7 PLUS 1/2 VAC NW 65TH ST AKA MITCHELL AVE ADJ SD LOTS ON N	6528 N CLASSEN BLVD OKLAHOMA CITY

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2615	R073375400	NHG LLC				6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK		73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOT 65 PLUS N/2 OF VACATED ALLEY ADJ ON S & E/2 VACATED ALLEY ADJ SD LT ON W	0 UNKNOWN OKLAHOMA CITY
2615	R073375250	NHG LLC				6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK		73116	BILTMORE HEIGHTS ADD	002	064	BILTMORE HEIGHTS ADD 002 064	0 UNKNOWN OKLAHOMA CITY
2615	R073377650	SIP ONE LLC				801 NW 63RD ST STE 100	OKLAHOMA CITY	OK		73116	BILTMORE HEIGHTS ADD	003	000	BILTMORE HEIGHTS ADD 003 000 E100FT OF LOTS 32 THRU 35 & LOTS 36 THRU 38 & LOTS 43 THRU 45 & W/2 OF VACATED ALLEY ADJ LT 43 ON E & N/2 OF VACATED ALLEY ADJ LOTS 43 THRU 45 ON S & E/2 OF VACATED ALLEY ADJ LOTS 36 THRU 38 ON W SUBJ TO ESMTS OF RECORD	801 NW 63RD ST OKLAHOMA CITY
2615	R073378550	901 NW 63 LLC				PO BOX 18608	OKLAHOMA CITY	OK		73154- 0608	BILTMORE HEIGHTS ADD	003	000	BILTMORE HEIGHTS ADD 003 000 LOTS 46 THRU 49 PLUS LOTS 50 & 51 PLUS N/2 VACATED ALLEY ADJ ON S	0 UNKNOWN OKLAHOMA CITY
2615	R073376900	901 NW 63 LLC				PO BOX 18608	OKLAHOMA CITY	OK		73154- 0608	BILTMORE HEIGHTS ADD	003	000	BILTMORE HEIGHTS ADD 003 000 LOTS 19 THRU 28 & LOTS 52 THRU 57 PLUS VACATED ALLEY ABUTTING SD LITS	901 NW 63RD ST, Unit 100 OKLAHOMA CITY
2615	R073775740	NHG LLC				6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK		73116	BURTONS SUB BLK 133/138 N OC	006	000	BURTONS SUB BLK 133/138 N OC 006 000 LOTS 25 THRU 30	0 UNKNOWN OKLAHOMA CITY

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2615	R073775880	CASTLE JULIE M TRS	SCHAEFFER JULIE M REV LIV TRUST	920 SW 38TH ST	MOORE	OK	73160- 9408	BURTONS SUB BLK 133/138 N OC	006	000	BURTONS SUB BLK 133/138 N OC 006 000 LOTS 31 & 32	0 UNKNOWN OKLAHOMA CITY
2615	R073775950	CASTLE JULIE M TRS	SCHAEFFER JULIE M REV LIV TRUST	920 SW 38TH ST	MOORE	OK	73160- 9408	BURTONS SUB BLK 133/138 N OC	006	000	BURTONS SUB BLK 133/138 N OC 006 000 LOTS 33 & 34	0 UNKNOWN OKLAHOMA CITY
2615	R073775670	J & M INVESTMENT CO		PO BOX 14801	OKLAHOMA CITY	OK	73113- 0801	BURTONS SUB BLK 133/138 N OC	006	000	BURTONS SUB BLK 133/138 N OC 006 000 LOTS 23 & 24	0 UNKNOWN OKLAHOMA CITY
2615	R073775600	GARRETT & COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	BURTONS SUB BLK 133/138 N OC	006	000	BURTONS SUB BLK 133/138 N OC 006 000 LOTS 21 & 22	0 UNKNOWN OKLAHOMA CITY
2615	R073775530	GARRETT & COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	BURTONS SUB BLK 133/138 N OC	006	000	BURTONS SUB BLK 133/138 N OC 006 000 LOTS 19 & 20	0 UNKNOWN OKLAHOMA CITY
2615	R073775110	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BURTONS SUB BLK 133/138 N OC	006	000	BURTONS SUB BLK 133/138 N OC 006 000 LOTS 8 THRU 18	0 UNKNOWN OKLAHOMA CITY
2615	R073777350	EWR HOLDINGS LLC		2000 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	BURTONS SUB BLK 133/138 N OC	007	000	BURTONS SUB BLK 133/138 N OC 007 000 LOTS 28 THRU 31 & S4.75FT OF VACATED ALLEY ADJ SD LTS ON N	6500 N SHARTEL AVE OKLAHOMA CITY
2615	R073777210	YOST DUANE R & SUSAN M TRS	YOST DUANE R & SUSAN M LIV TRUST	PO BOX 31353	EDMOND	OK	73003- 0023	BURTONS SUB BLK 133/138 N OC	007	000	BURTONS SUB BLK 133/138 N OC 007 000 LOTS 20 THRU 27	6520 N SHARTEL AVE OKLAHOMA CITY
2615	R073777070	CASTLE JULIE M TRS	SCHAEFFER JULIE M REV LIV TRUST	920 SW 38TH ST	MOORE	OK	73160- 9408	BURTONS SUB BLK 133/138 N OC	007	000	BURTONS SUB BLK 133/138 N OC 007 000 LOTS 18 & 19	0 UNKNOWN OKLAHOMA CITY

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2615	R073536210	KRISTINE BATES INTERIORS LLC		6404 N HILLCREST AVE	NICHOLS HILLS	OK		73116	CASPERS SUB ADDITION	010	000	CASPERS SUB ADDITION 010 000 LOTS 19 THRU 22	833 NW 66TH ST OKLAHOMA CITY
2615	R073533600	MCALLISTER & REED LLC		3836 NW 69TH ST	OKLAHOMA CITY	OK		73116	CASPERS SUB ADDITION	010	000	CASPERS SUB ADDITION 010 000 LOTS 1 THRU 10	6720 N CLASSEN BLVD OKLAHOMA CITY
2615	R085596880	O&M PROPERTY LLC		6533 N CLASSEN BLVD	OKLAHOMA CITY	OK		73116- 7309	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 S126.4FT (126.04FT MEASURED) OF E170FT LOT 2 & E170FT OF LOT 3	6533 N CLASSEN BLVD OKLAHOMA CITY
2615	R085596876	CASTON CLASSEN LLC		6701 N CLASSEN BLVD	OKLAHOMA CITY	OK		73116- 7311	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 E170FT OF THE N125FT OF LOT 2 SUBJ TO ESMTS OF RECORD	6701 N CLASSEN BLVD OKLAHOMA CITY
2615	R073454500	KRISTINE BATES INTERIORS LLC		6404 N HILLCREST AVE	NICHOLS HILLS	OK		73116	SADLERS SUB ADDITION	001	000	SADLERS SUB ADDITION 001 000 LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY
2615	R073454600	DAVIS LINDA L		825 NW 66TH ST	OKLAHOMA CITY	OK		73116- 7615	SADLERS SUB ADDITION	001	000	SADLERS SUB ADDITION 001 000 LOTS 19 & 20	825 NW 66TH ST OKLAHOMA CITY
2615	R073455400	TAYLOR THOMAS M SR & WATHENEAH		821 NW 66TH ST	OKLAHOMA CITY	OK		73116- 7615	SADLERS SUB ADDITION	001	000	SADLERS SUB ADDITION 001 000 LOTS 21 & 22	821 NW 66TH ST OKLAHOMA CITY
2615	R073455410	HOLMES FRANCES M		801 NW 66TH ST	OKLAHOMA CITY	OK		73116	SADLERS SUB ADDITION	001	000	SADLERS SUB ADDITION 001 000 LOTS 23 & 24	817 NW 66TH ST OKLAHOMA CITY
2615	R073459900	SMITH CASSIE ROB	MCNAUGHTON ROB	817 NW 68TH ST	OKLAHOMA CITY	OK		73116	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 15 & 16	0 UNKNOWN OKLAHOMA CITY
2615	R073459300	MCNAUGHTON ROB	SMITH CASSIE ROB	817 NW 68TH ST	OKLAHOMA CITY	OK		73116	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 13 & 14	824 NW 66TH ST OKLAHOMA CITY

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2615	R073459200	SMITH CASSIE	MCNAUGHTON ROB	817 NW 68TH ST	OKLAHOMA CITY	OK		73116	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 11 & 12	820 NW 66TH ST OKLAHOMA CITY
2615	R073459100	WALKER BOB		2500 CLEMSON CT	EDMOND	OK		73013	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 9 & 10	816 NW 66TH ST OKLAHOMA CITY
2615	R073458100	CARAPIA JAUN		411 NW 120TH ST	OKLAHOMA CITY	OK		73114- 7308	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 7 & 8	812 NW 66TH ST OKLAHOMA CITY
2615	R073457300	EDWARDS JAMES E ETAL	EDWARDS VICKIE	3820 NW 19TH ST	OKLAHOMA CITY	OK		73107- 3704	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 3 THRU 6	806 NW 66TH ST OKLAHOMA CITY
2615	R073457200	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK		73116	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 1 & 2	0 UNKNOWN OKLAHOMA CITY

1 07-337-0150
2 07-337-0300
3 07-337-0450
4 07-337-0600
5 07-337-0750
6 07-337-0900
7 07-337-2850
8 07-337-3900
9 07-337-4050
10 07-337-4200
11 07-337-5250
12 07-337-5400
13 07-337-2400

BILTMORE HEIGHTS ADDITION BLOCK 1 LOTS 1-2
BILTMORE HEIGHTS ADDITION BLOCK 1 LOTS 3-4
BILTMORE HEIGHTS ADDITION BLOCK 1 LOTS 5-6
BILTMORE HEIGHTS ADDITION BLOCK 1 LOTS 7-8
BILTMORE HEIGHTS ADDITION BLOCK 1 LOTS 9-10 PICASSO
BILTMORE HEIGHTS ADDITION BLOCK 1 LOTS 11-16
BILTMORE HEIGHTS ADDITION BLOCK 2 LOTS 26-36/LOTS 37-41
BILTMORE HEIGHTS ADDITION BLOCK 2 LOTS 42-47 RAHE OLDHAM
BILTMORE HEIGHTS ADDITION BLOCK 2 LOTS 48-49 FENTON
BILTMORE HEIGHTS ADDITION BLOCK 2 LOTS 50-63
BILTMORE HEIGHTS ADDITION BLOCK 2 LOT 64 OLDHAM
BILTMORE HEIGHTS ADDITION BLOCK 2 LOT 65
BILTMORE HEIGHTS ADDITION BLOCK 2 LOTS 20-21 B SHDEED

A
1/12
#1,2,3,4,6,7,10,12

When Recorded Mail to:

Record & Return to:

American Eagle Title Group

421 NW 13th St, Suite 320

Oklahoma City, OK 73103

File #: 1707-0038-68



20171218011701090

12/18/2017 12:16:28 PM

Bk:RE13817 Pg:1948 Pgs:12 DEED

State of Oklahoma

County of Oklahoma

Oklahoma County Clerk

David B. Hooten

SPECIAL WARRANTY DEED

Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company ("Grantor"), whose mailing address is P.O. Box 54853, Oklahoma City, Oklahoma 73154-0496, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by NHG, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 6801 N. Classen Blvd., Suite A, Oklahoma City, Oklahoma 73116, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee certain real properties located in Oklahoma County, Oklahoma, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof for all purposes (collectively, the "Property").

Grantor's capacity to convey the Property is established by reason of the following for the Parcels indicated and described with particularity on Exhibit "A" attached hereto:

- Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company successor by merger to Property Development Capital, L.L.C., an Oklahoma limited liability company - Parcels A, D, E, F & H
- Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company successor by merger to East Classen Property Development, L.L.C., an Oklahoma limited liability company - Parcel B
- Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company - Parcel C
- Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company, successor by merger to KOJO Enterprises, L.L.C., an Oklahoma limited liability company - Parcel G

This Special Warranty Deed is made and accepted expressly subject to those encumbrances and exceptions (hereinafter collectively the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and by this reference made a part hereof for all purposes, to the extent and only to the extent valid and enforceable against the Property, LESS AND EXCEPT all of Grantor's right, title or interest in and to all oil, gas, sulphur and other minerals located in, on or under the Property and that which may be produced therefrom, together with any rights under any leases of such rights, all royalties, rentals, bonuses and other payments and consideration from any and all such leases now or hereafter existing and any and all other rights, title and interests appurtenant to such rights, the same being expressly reserved to Grantor.

A 2/12

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2017 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

(Signature Page to Follow)

A 3 1/2

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 14th day of December, 2017.

GRANTOR:

CHESAPEAKE LAND DEVELOPMENT
COMPANY, L.L.C.,
an Oklahoma limited liability company

By: [Signature]
Name: James R. Webb
Title: Executive Vice President – General Counsel
and Corporate Secretary

ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me this 14 day of December, 2017, by James R. Webb, Executive Vice President – General Counsel and Corporate Secretary of Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company.

Sarah B. May
NOTARY PUBLIC, STATE OF OKLAHOMA
Commission No. 16002603

My Commission Expires:

3/9/20
(SEAL)



A 4/12

Exhibit "A" to Special Warranty Deed

Legal Description

Parcel A

Tract 1:

Lots 24 and 25 in Block 3 of Manor Hill, being a subdivision of Block 137 North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 24 of Plats, page 81.

Tract 2:

The following lots in Burton's Subdivision of Blocks 133 and 138 of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 12:

<u>Block</u>	<u>Lots</u>
4	6, 7, 8, 9, 10, 11, 12, 13, 19, 20, 21
5	6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37
6	8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 25, 26, 27, 28, 29, 30, 45, 46, 47, 48, 49

Tract 3:

Lots 22 through 27, both inclusive, in Block 4 of Burton's Subdivision of Blocks 133 and 138 of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 12.

Parcel B

Tract 1:

Lots 4 through 10, both inclusive and the vacated alley adjoining said Lots 4 through 10 Block 7, Burton's Sub-Division of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 12.

Tract 2:

A 5/12

Lots 1, 2 and 3 and the north half of the vacated alley adjoining said Lots 1, 2 and 3, Block 7, Burton's Sub-Division of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 12.

Parcel C

Tract 1

Lots 28 through 31, both inclusive, and the south 4.75 feet of the vacated alley adjoining said Lots 28 through 31 on the north, Block 7, Burton's Sub-Division of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 7 of Plats, page 12.

Tract 2

Lots 32, 33, 34 and 35, and the south 4.75 feet of the vacated alley adjoining said Lots 32, 33, 34 and 35 on the north, Block 7, Burton's Sub-Division of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 7 of Plats, page 12.

Parcel D

Tract 1:

Lots 36 and 37, and the south half of the vacated alley adjoining said lots 36 and 37, Block 7, Burton's Sub-Division of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 12.

Tract 2:

Lots 38 through 49, both inclusive, and the south half of the vacated alley adjoining said Lots 38 through 49, Block 7, Burton's Sub-Division of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 12.

Parcel E

Tract 1:

Lots 28 through 36, both inclusive, together with the south half of the vacated alley adjoining said lots 28 through 36, in Block 2 in Biltmore Heights Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 8 of Plats, page 21.

Tract 2:

Lots 50, 51, 52 and 53, together with the south half of the vacated alley adjoining said lots 50, 51, 52 and 53, in Block 7 and Lots 1, 2 and 3, in Block 8, all in Burton's Sub-division of North

A 6/12

Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 12.

Parcel F

Lots 54 and 55, Block 7, Burton's Subdivision of North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 7 of Plats, page 12 and the south half of the vacated alley adjoining said Lots 54 and 55 on the north.

Parcel G

Tract 1

Lots 1, 2, 3 and 4, both inclusive in Block 1 of Biltmore Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Tract 2

Lots 1 and 2 in Block 2 of Sadler's Subdivision of Block 134 North Oklahoma City Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Parcel H

Lots 5, 6, 7, 8, 11, 12, 13, 14, 15 and 16 in Block 1 and Lots 26, 27, 37, 38, 39, 40, 41, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 and 65 in Block 2 of Biltmore Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 8 of Plats, page 21, together with all of the vacated alley between Lots 37, 38 and 39 and 40 and Lots 26, 27 and 50, 51 in Block 2; the north half of the vacated alley adjoining Lot 41 and Lots 52 through 63 and Lot 65 in Block 2; and the east half of the vacated alley adjoining Lot 65 in Block 2.

A 7/12

Exhibit "B" to Special Warranty Deed

Permitted Exceptions

The following exceptions 1 – 4 as to all Parcels:

1. Fees, taxes and assessments made by any taxing authority for the year 2017, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Any adverse matters which would be disclosed by a judgment search on the within named insured.

The following as to Parcel A

5. Restrictive covenants recorded in Book 24 of Plats, page 81, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as to, Tract 1 only.
6. Building set back lines and easements for utilities as provided in restrictive covenants, as to Tract 1 only.
7. Those matters shown on the plat of Manor Hill, recorded in Book 24 of Plats, page 81, as to Parcel A Tract 1 only.
8. Restrictive covenants recorded in Book 7 of Plats, page 12, Book 7 of Plats, page 85 and Book 6 of Plats, page 55, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as to Tracts 2 and 3 only.
9. Building set back lines as provided in restrictive covenants, as to Tracts 2 and 3 only.

A 8/12

10. The following matters as delineated on the ALTA/NSPS Land Title Survey prepared by Robert Hume, P.L.S. No. 1531 of Johnson & Associates, Inc. dated August 29, 2017 and designated as Project No. 3958:
- i. fence surrounding Parcel A, Tract 1 does not correspond with property lines; and
 - ii. overhead electric line along southerly boundary of Block 4 of Parcel A, Tract 2 for which no easement is shown.

The following as to Parcel B

11. Restrictive covenants recorded in Book 6 of Plats, page 55, Book 7 of Plats, page 85 and Book 7 of Plats, page 12, and which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
12. Easement reserved in the Decree of Vacation of Alley, Case No. CD-74-901 in the District Court of Oklahoma County, State of Oklahoma, recorded in Book 4196, page 841.
13. As delineated on the ALTA/AQSM Land Title Survey prepared by Robert R. Hume, P.L.S. No. 1531 of Johnson & Associates, Inc. dated February 16, 2012 and designated as Project No. 1686346, the southerly boundary of Lot 1 in Block 7 is measured to be 39.66 feet, while the plat of Burton's Sub-Division of North Oklahoma City Addition reflects a distance of 48.3 feet. The policy to be issued under this commitment will not insure a greater distance along said line than 39.66 feet.

The following as to Parcel C

14. Restrictive covenants recorded in Book 6 of Plats, page 55, Book 7 of Plats, page 85 and Book 7 of Plats, page 12, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
15. Easement reserved in the Decree of Vacation of Alley, Case No. CD-74-901 in the District Court of Oklahoma, State of Oklahoma, recorded in Book 4196, page 841.
16. Utility Easement in favor of the City of Oklahoma City, a municipal corporation, recorded in Book 4835, page 1044, as to Tract 2, only.
17. Utility Easement in favor of the City of Oklahoma City, a municipal corporation, recorded in Book 4835, page 1045, as to Tract 2, only.

A 9/12

The following as to Parcel D

18. Restrictive covenants recorded in Book 6 of Plats, page 55, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
19. Restrictive covenants recorded in Book 7 of Plats, page 85, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
20. Restrictive covenants recorded in Book 7 of Plats, page 12, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
21. Utility Easement in favor of the City of Oklahoma City, a municipal corporation recorded in Book 4835, page 1041.
22. Easement reserved in the Decree of Vacation of Alley, Case No. CD-74-901 in the District Court of Oklahoma County, State of Oklahoma, recorded in Book 4196, page 841.
23. Unrecorded Lease dated August 1, 2012 between Property Development Capital, L.L.C., an Oklahoma limited liability company, successor in interest to Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company (Landlord), and James Douglas King and Rena-Doris King (Tenant).

The following as to Parcel E

24. Restrictive covenants recorded in Book 8 of Plats, page 21, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as to Tract 1 only.
25. 25-foot front building set back line as shown on the plat recorded in Book 8 of Plats, page 21, as to Tract 1 only.
26. Easement in favor of the City of Oklahoma City, a municipal corporation, recorded in Book 4187, page 997, as to Tract 1 only, excluding any temporary easement granted therein.
27. Easement in favor of the City of Oklahoma City, a municipal corporation recorded in Book 4187, page 991, as to Tract 1 only, excluding any temporary easement granted therein.

A 10/12

28. Easement in favor of the City of Oklahoma City, a municipal corporation recorded in Book 4187, page 1002, as to Tract 1 only, excluding any temporary easement granted therein.
29. Easement in favor of the City of Oklahoma City, a municipal corporation recorded in Book 4187, page 1010, as to Tract 1 only, excluding any temporary easement granted therein.
30. Easement in favor of the City of Oklahoma City, a municipal corporation recorded in Book 4828, page 1414, as to Tract 1 only.
31. Utility Easement in favor of the City of Oklahoma City, a municipal corporation recorded in Book 4828, page 1415, as to Tract 1 only.
32. Easements reserved in the Decree of Vacation of Alley, Case No. CD-75-721 in the District Court of Oklahoma County, State of Oklahoma, recorded in Book 4249, page 1400, as to Tract 1 only.
33. Restrictive covenants recorded in Book 7 of Plats, page 12, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as to Tract 2 only.
34. 25 foot front building set back line as shown on the plat recorded in Book 7 of Plats, page 12, as to Tract 2 only.
35. Easements reserved in the Decree of Vacation of Alley, Case No. CD-74-901 in the District Court of Oklahoma County, State of Oklahoma, recorded in Book 4196, page 841, as to Tract 2 only.
36. The following matters as delineated on the ALTA/NSPS Land Title Survey prepared by Robert Hume, P.L.S. No. 1531 of Johnson & Associates, Inc. dated August 29, 2017 and designated as Project No. 3958:
 - i. fence appurtenant to property adjacent to Tract 1 on the north located on the land;
 - ii. street rights of way adjoining Tract 2 not physically improved;
 - iii. the northerly boundary of Lot 1 in Block 8 of Tract 2 is found to be a distance of 9.20 feet, while the plat of Burton's Sub-division of North Oklahoma City Addition shows the distance to be 10 feet. The policy to be issued under this commitment will not insure a greater distance along said line than 9.20 feet.

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The following as to Parcel F

36. Restrictive covenants recorded in Book 6 of Plats, page 55, Book 7 of Plats, page 85 and Book 7 of Plats, page 12, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
37. Easements reserved in the Decree of Vacation of Alley, Case No. CD-74-901 in the District Court of Oklahoma County, State of Oklahoma, recorded in Book 4196, page 841.

The follow as to Parcel G

38. Restrictive covenants recorded in Book 8 of Plats, page 21, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as to Tract 1, only.
39. 25 foot front building set back line as shown on the plat recorded in Book 8 of Plats, page 21, as to Tract 1, only.
40. Restrictive covenants recorded in Book 8 of Plats, page 28, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as to Tract 2, only.
41. 25 foot front building set back line as shown on the plat recorded in Book 8 of Plats, page 28, as to Tract 2, only.

The following as to Parcel H

42. Restrictive covenants recorded in Book 8 of Plats, page 21, which do not provide for a forfeiture or reversion of title upon violation thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
43. 25 foot front building set back line as shown on the plat recorded in Book 8 of Plats, page 21.
44. Easement in favor of the City of Oklahoma City, a municipal corporation recorded in Book 4187, page 985, excluding any temporary easement granted therein.

A 12/12

45. Easement in favor of the City of Oklahoma City, a municipal corporation recorded in Book 4187, page 990, excluding any temporary easement granted therein.
46. Easements reserved in the Decree of Vacation of Alley, Case No. CD-75-721 in the District Court of Oklahoma County, State of Oklahoma, recorded in Book 4249, page 1400.
47. The following matters as delineated on the ALTA/NSPS Land Title Survey prepared by Robert Hume, P.L.S. No. 1531 of Johnson & Associates, Inc. dated August 29, 2017 and designated as Project No. 3958:
- i. overhead electric line along the southerly boundary of Block 2 lying outside of easement area;
 - ii. overhead electric line crossing Lots 39, 40 and 41 in Block 2 lying outside of easement area; and
 - iii. fence along westerly boundary of Lot 41 in Block 2 does not correspond with property line.



B #5
1/2

After recording, return to:

NHG LLC
6801A CLASSEN STE A
OKLAHOMA CITY, OK 73116

20180928011329110
DEED 09/28/2018
03:46:26 PM Book:13849
Page:1003 PageCount:2
Filing Fee:\$15.00
Doc. Tax:\$131.25
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Rooten

SPECIAL WARRANTY DEED

PICASSO PROPERTIES, LLC, a Texas limited liability company ("Grantor"), for valuable consideration, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto NHG, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 100 North Broadway, Suite 1700, Oklahoma City, Oklahoma, 73102, the real estate described on Exhibit A, together with all the improvements and appurtenances, less and except all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder (the "Property"), and warrant the title to the Property to be free, clear, and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages, and other liens or encumbrances of any nature granted by, through, or under Grantor, but not otherwise, and further subject to, and excepting and excluding from such warranty those easements, rights of way, and restrictive covenants of record.

To have and to hold the Property unto Grantee, and Grantee's successors and assigns forever.

Executed as of September 28, 2018.

PICASSO PROPERTIES, LLC

By: Barry Bryant
Barry Bryant, Managing Director,
Manager, and Owner

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

This instrument was acknowledged before me on 9-28, 2018, by Barry Bryant, Managing Director of Picasso Properties, LLC, a Texas limited liability company.

(Seal)

Notary Public
My Commission Expires:

Commission # 18218706 KRISTAL K. BEARD

Notary Public
State of Oklahoma
Commission # 00088476 Expires 08/14/20

B_{2/2} #5

EXHIBIT A

Legal Description

Lots NINE (9) and TEN (10), of
Block ONE (1), in
BILTMORE HEIGHTS ADDITION, to
Oklahoma City, Oklahoma County, Oklahoma.

UNOFFICIAL



C #8
1/3
②

20180123010093000
DEED 01/22/2018
09:54:37 AM Book:13642
Page:566 PageCount:3
Filing Fee:\$17.00
Doc. Tax:\$447.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73109
File # 111-2008-68

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Rahe L. Oldham, a single person, (herein "Grantor"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do/does hereby grant, bargain, sell and convey unto NHG, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 6801 N. Classen Blvd., Suite A, Oklahoma City, OK 73116, the following real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, SUBJECT TO easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantee and its successors and assigns forever.

Signed and delivered this 19th day of January, 2018

Rahe L. Oldham
Rahe L. Oldham

C 2/3 #8

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

SS.

This instrument was acknowledged before me this 10th day of January, 2018 by Rahe L. Oldham.

Notary Public

My Commission No:

My Commission Expires:



UNOFFICIAL

C 3/3 #8

Exhibit A

Lots 42, 43, 44, 45, 46 and 47 in Block 2, Biltmore Heights Addition to Oklahoma City,
Oklahoma County, Oklahoma, according to the plat recorded in Book 8 of Plats, page 21.

UNOFFICIAL



D4 #9

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1804-0046-68

20180524010722220
DEED 05/24/2018
03:16:24 PM Book:13744
Page:1609 PageCount:7
Filing Fee:\$25.00
Doc. Tax:\$90.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Lewis Lowry Fenton, Jr. and Gail A. Greely, husband and wife, and Juanita Fenton Donnelly f/k/a Juanita Chase Fenton and George Donnelly, wife and husband, and Daniel Norman Fenton and Denise Rainoldi, husband and wife (herein "Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto NHG, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 6801 N. Classen Blvd., Suite A, Oklahoma City, OK 73116, the real property and premises situate in Oklahoma County, State of Oklahoma, described on Exhibit "A" attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein the "Land") **EXCEPTING** from this conveyance and **RESERVING** unto the Grantor title to all minerals not heretofore conveyed or reserved of record, including, without limitation, all of the oil, gas, hydrocarbon substances and other minerals in, under or produced from said property and all rights pertaining thereto.

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, **SUBJECT TO** easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

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

Signed and delivered this 23rd day of May, 2018.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

D247 #9

Lewis Lowry Fenton, Jr.
Lewis Lowry Fenton, Jr.

Gail A. Greely
Gail A. Greely

SEE ATTACHMENT FOR
NOTARY DATED:
5/21/18
IN ACCORDANCE WITH
CA CIVIL CODE § 1189

ACKNOWLEDGEMENT

STATE OF CA

COUNTY OF SAN MATEO

SS.

This instrument was acknowledged before me on this 21 day of May, 2018, by
Lewis Lowry Fenton, Jr. and Gail A. Greely.

[Signature]
Notary Public

Commission number: 09-147-08

Commission expires: _____

D 3/7 19

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN MATEO

On 21 MAY 2018 before me, STEVE LE, Notary Public,
(Here insert name and title of the officer)

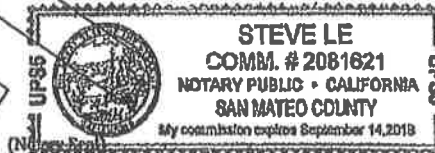
personally appeared LEWIS LOWRY JF FENTON & GAIL ANN GREELY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual(s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by erasing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

D 4/7 #9

Juanita Fenton Donnelly

George Donnelly

ACKNOWLEDGEMENT

STATE OF California

COUNTY OF Santa Clara

SS

This instrument was acknowledged before me on this 21 day of May, 2018; by
Juanita Fenton Donnelly and George Donnelly.

Barbara K. Conner

Notary Public

Commission number: 2190237

Commission expires: May 5, 2021

See attached Certificate

5/2 #9

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Santa Clara)

On 21 May 2018 before me, Brenda K Conner, Notary Public

Date Here Insert Name and Title of the Officer
personally appeared Juanita Fenton Donnelly and George Donnelly
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) I have subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brenda K Conner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Marriage, Dead Document Date: 21 May 2018

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Juanita Fenton Donnelly

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: George Donnelly

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

D 6/7 #9


Daniel Norman Fenton


Denise Rainoldi

ACKNOWLEDGEMENT

STATE OF

California

COUNTY OF

Monterey

SS.

This instrument was acknowledged before me on this 18 day of May, 2018, by Daniel Norman Fenton and Denise Rainoldi.

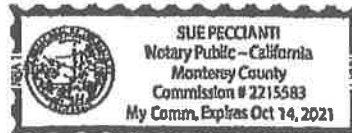

Notary Public

Commission number:

2215583

Commission expires:

Oct. 14, 2021



D

7/7 #9

Exhibit A

Lots 48 and 49, together with the north half of the vacated alley adjoining said Lots 48 and 49 on the south, in Block 2 of Biltmore Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 8 of Plats, page 21.

UNOFFICIAL



E 1/3 # 11

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1711-0008-68

20180124010108480
DEED/01/24/2018
02:48:25 PM Book:13644
Page:1987 PageCount:3
Filing Fee:\$17.00
Doc. Tax:\$2.25
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Rahe Oldham, a single person, (herein "Grantor"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do/does hereby grant, bargain, sell and convey unto NHG, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 6801 N. Classen Blvd., Suite A, Oklahoma City, OK 73116, the following real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, SUBJECT TO easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantee and its successors and assigns forever.

Signed and delivered this 19th day of January, 2018

Rahe Oldham
Rahe Oldham

B
2/3
#11

ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

}
SS.
}

This instrument was acknowledged before me this 19th day of January, 2018 by Rahe Oldham.

Notary Public

My Commission No:

My Commission Expires:



UNOFFICIAL

✓

#11

3/3

Exhibit A

Lots 64, Block 2, Biltmore Heights Addition to Oklahoma City, Oklahoma County, Oklahoma,
according to the plat recorded in Book 8 of Plats, page 21.



UNOFFICIAL

F #13
1/2

20190605010768530
DEED 06/05/2019
03:01:32 PM Book:14041
Page:1919 PageCount:2
Filing Fee:\$15.00
Doc Tax:\$117.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

That **CHRISSCOTT, L.P.**, an Oklahoma limited partnership, party of the first part, sometimes erroneously referred to as Crisscott, LP, in consideration of the sum of Ten and No/100ths Dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **NHG, LLC**, an Oklahoma limited liability company, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Lots Twenty (20) and Twenty-one (21), in Block Two (2), of BILTMORE HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof,

"Reserving unto the grantor/party of the first part, title to all oil, gas and other minerals within and underlying the premises not heretofore reserved or conveyed,"

MAIL TAX STATEMENT TO:
NHG, LLC
6801 N. Classen, Ste. A
Oklahoma City, OK 73116-7205

together with the improvements thereon and the appurtenances thereunto belonging, and warrants the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its 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, subject to easements, rights of way and restrictive covenants of record.

Filed/Insured by:
2403892

Pilar A. Beare
First American Title Insurance Company
133 Northwest 8
Oklahoma City, OK 73102

F 2/2 #13

Signed and delivered this 5 day of June, 2019.

CHRISSCOTT, L.P., an
Oklahoma limited partnership

By: Chrisscott II, L.L.C., an
Oklahoma limited liability company,
its General Partner

By: William F. Shdeed
William F. Shdeed, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

This instrument was acknowledged before me on this 5 day of June, 2019, by William F. Shdeed, Manager of Chrisscott II, L.L.C., an Oklahoma limited liability company, General Partner of CHRISSCOTT, L.P., an Oklahoma limited partnership

Pilar A. Beare
Notary Public

My Commission Expires:

6-7-2021

My Commission No.:

05005094

