



D# 3268

After recordation, return to:

The City of Oklahoma City  
200 N Walker  
Oklahoma City, OK 73102

Exempt From Documentary Stamp Tax  
Okla. Stat. 68, Article 32, Section 3202(11)

Reserved For Recording Information

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT on this 16 day of July, 2024, **Oklahoma County Diversion Hub, Inc.**, an Oklahoma not for profit corporation ("Grantor"), for good and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto **The City of Oklahoma City**, a municipal corporation (the "Grantee"), whose mailing address is 200 N. Walker, Oklahoma City, Oklahoma 73102, all of the Grantor's right, title and interest in and to that certain real property and premises situated in Oklahoma County, State of Oklahoma, as more particularly described on Exhibit A attached hereto, together with all improvements thereon and all rights and appurtenances thereunto belonging (the "Property"); LESS AND EXCEPT all oil, gas, coal, metallic ores and other mineral interests therein and thereunder previously reserved or conveyed, and less all rights, interests, and estates of whatsoever nature incident thereto or arising therefrom; SUBJECT TO: (a) all agreements, conditions, use restrictions, purchase options and rights, reverter rights, and other matters pertaining to the Property as set forth in that certain Real Estate Donation Agreement between Grantor and Grantee dated July 16, 2024; (b) all taxes for the current and subsequent years; (c) any existing building and zoning ordinances, and other governmental restrictions; and (d) all covenants, conditions, restrictions, rights-of-way and other matters of record (collectively, the "Permitted Exceptions"); and WARRANTS title to the Property to be free, clear, and discharged of and from, other than the Permitted Exceptions, all former grants, charges, taxes, judgments, mortgages, liens, and encumbrances of whatsoever nature made or suffered to be made or done by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, forever, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date shown above.

"GRANTOR":

**OKLAHOMA COUNTY DIVERSION HUB, INC.**,  
an Oklahoma not for profit corporation

By: Sue Ann Arnall  
Sue Ann Arnall, Board Chair and President

5/26

**ACKNOWLEDGEMENT**

STATE OF OKLAHOMA            )  
  )  
COUNTY OF OKLAHOMA        )        SS:

The foregoing instrument was acknowledged before me this 16 day of July, 2024, by Sue Ann Arnall, Board Chair and President of **Oklahoma County Diversion Hub, Inc.**, an Oklahoma not for profit corporation.

Misty S Copeland  
Notary Public

My Commission Expires: 12-04-2025  
My Commission Number: 17011063



ACCEPTED by the City of Oklahoma City  
this 13<sup>th</sup> day of August, 2024.



Amy K Simpson  
City Clerk

(SEAL)

REVIEWED for form and legality:

Lauree F. Madlock  
Assistant Municipal Counselor

Exhibit "A"

LEGAL DESCRIPTION

Diversion Hub  
Tract 1

1200

May 14, 2024

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Block Sixteen (16) as shown on the recorded plat NEAS ADDITION, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of Lot 18 of said Block 16;

THENCE North 89°25'22" East, along and with the South line of said Block 16, a distance of 122.11 feet;

THENCE North 00°00'00" East, departing said South line, a distance of 45.38 feet to the POINT OF BEGINNING;

THENCE North 00°00'00" East, a distance of 215.85 feet to a point on the North line of said Block 16;

THENCE North 89°25'22" East, along and with the North line of said Block 16, a distance of 189.54 feet;

THENCE South 00°00'00" East, departing said North line, a distance of 215.85 feet;

THENCE South 89°25'22" West, a distance of 189.54 feet to the POINT OF BEGINNING.

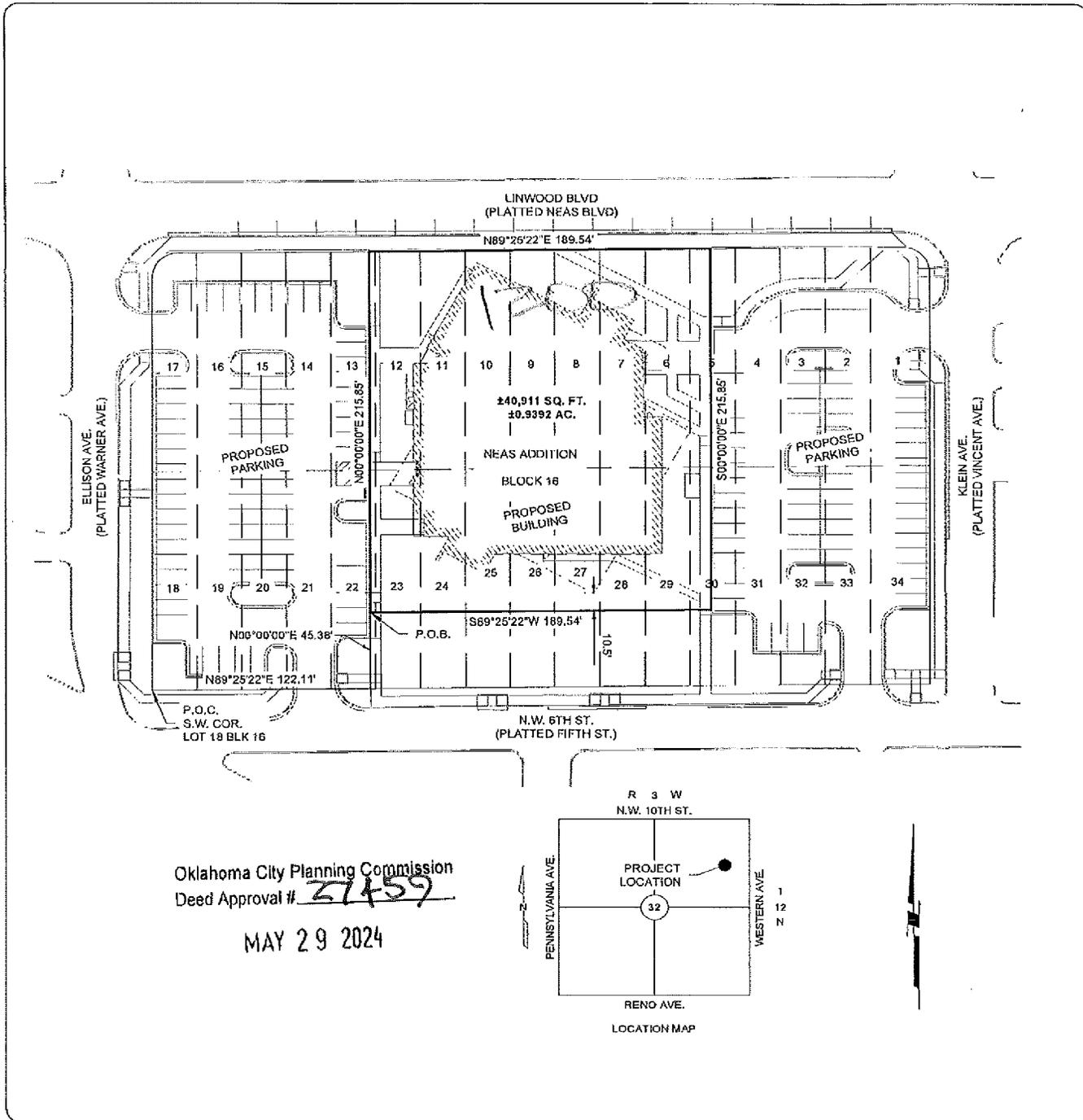
Containing 40,911 square feet or 0.9392 acres, more or less.

Basis of Bearing: The North line of said Block 16 having a bearing of North 89°25'22" East.

Oklahoma City Planning Commission  
Deed Approval # 27457

MAY 29 2024

Exhibit "A"



Oklahoma City Planning Commission  
 Deed Approval # 57459  
 MAY 29 2024

ACAD FILE: S:\C:\1 3D pro\4691\4691001\4691001-Exhibit.dwg, 5/14/2024 11:37 AM, Jesse Patten  
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Proj. No.: 4691001  
 Date: 5-14-24  
 Scale: NTS

**DIVERSION HUB**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**TRACT 1**

**JA**  
 Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-5375 FAX (405) 245-8574 www.jaok.com  
 Certificate of Authorization # 484 Exp. Date 08-31-2028  
 ENGINEERS - SURVEYORS - PLANNERS