



EXHIBIT C

D #3276

After recordation, return to:
THE CITY OF OKLAHOMA CITY
OFFICE OF CITY CLERK
MUNICIPAL BUILDING
200 NORTH WALKER AVE.
OKLAHOMA CITY, OKLAHOMA 73102

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

Reserved For Recording Information

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT on this 20th day of May, 2025, **Janus Holdings, LLC**, an Oklahoma limited liability company ("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 taxes for the current and subsequent years; (b) any existing building and zoning ordinances, and other governmental restrictions; (c) all covenants, conditions, restrictions, rights-of-way and other matters of record (collectively, the "Permitted Exceptions"); and (d) all agreements, conditions, use restrictions, 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 May 20, 2025 ("Donation Agreement"), including specifically the following use restriction:

The Grantee agrees that upon completion of the Restoration Center and Mental Health Housing, as described in that certain Resolution of Intent adopted by the City Council of the City of Oklahoma City on August 27, 2019 ("Resolution of Intent"), setting forth the Metropolitan Area Projects (MAPS) 4 Program, declaring the City's intent, among other things, to provide for a comprehensive update to mental health facilities and services in Oklahoma City ("Mental Health Objectives"), the Property shall be used solely and exclusively for these purposes (the "Use Restriction") as set forth in this Deed. In the event that any circumstance prevents the use of the Property for the Restoration Center and Mental Health Housing, the Property shall be used for an alternative use as specified in the Resolution of Intent, with the highest priority given to the Mental Health Objectives. The Use Restriction shall remain in effect for a duration of fifty (50) years from the date of recording of this Deed. In the event of any breach of the Use Restriction, title to the Property shall revert to the Grantor, in accordance with the Donation Agreement.

Grantor 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.

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

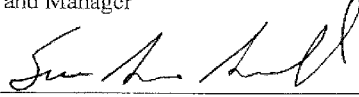
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date shown above.

"GRANTOR":

JANUS HOLDINGS, LLC,
an Oklahoma limited liability company

By: ARNALL FAMILY FOUNDATION,
an Oklahoma nonprofit corporation, Its Sole
Member and Manager

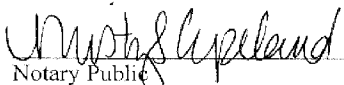
By:


Sue Ann Arnall, President

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) SS:

The foregoing instrument was acknowledged before me this 24 day of April, 2025, by Sue Ann Arnall, the President of Arnall Family Foundation, an Oklahoma nonprofit corporation, as the Sole Member and Manager of Janus Holdings, LLC, an Oklahoma limited liability company.


Notary Public

My Commission Expires: 12/04/2025

My Commission Number: 17011063



ACCEPTED by The City of Oklahoma City

this 20th day of May, 2025.

City Clerk:

Amy K. Simpson



REVIEWED for form and legality.

[Signature]

Assistant Municipal Counselor

ACCEPTED by The City of Oklahoma City

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The south 35 feet of Lot 1, the east 142 feet of Lot 2 and all of Lot 3;

AND

The east 45 feet of the west 75 feet of Lot 2, less and except the north 10 feet thereof;

AND

Lots 4, 7 and the east 19 feet of Lot 8, except the south 86.3 feet of Lot 7 and the south 86.3 feet of the east 19 feet of Lot 8;

AND

The north 48.6 feet of the west 6 feet of Lot 8 and the north 48.6 feet of Lots 9 through 13;

All in Roberts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 9 of Plats, page 13.