

2025031901037846 B: 16036 P: 426
03/19/2025 08:33:20 AM Pgs: 5
Fee: \$ 25.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



Space above this line for Recorder's use

Return and Mail Tax Statements to:

The City of Oklahoma City
Attn: City Clerk
200 N. Walker, 2nd Floor
Oklahoma City, OK 73102

wl

DTO # 681
Quitclaim Deed

This Quitclaim Deed is granted by the City of Oklahoma City, a municipal corporation ("Grantor") to HLD Fueling, LLC, an Oklahoma limited liability company ("Grantee").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby quitclaims, grants, bargains, sells, and conveys to Grantee the land in Oklahoma County, Oklahoma described on Attachment A (the "Parcel"), together with all the improvements and appurtenances on the premises, subject to easements, rights-of-way, and restrictive covenants of record, and reserving to Grantor any interest in and to oil, gas, coal, metallic ores, and other minerals not previously reserved or conveyed of record.

To have and to hold the Parcel to Grantee, its successors and assigns, forever.

[Signature Page and Attachment A to follow]

NO DOCUMENTARY STAMPS NECESSARY BY AUTHORITY OF 68 O.S. § 3202(11).

Space above this line for Recorder's use

Attachment A – Quitclaim Deed

A tract of land being a part of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE South $89^{\circ}49'12''$ East, along and with the South line of said Southeast Quarter (SE/4), a distance of 65.00 feet;

THENCE North $00^{\circ}12'39''$ West, departing said South line, a distance of 33.00 feet to a point on the East Right-of-Way line of Lincoln Boulevard and the North Right-of-Way line of N.E. 36th Street, said point being the POINT OF BEGINNING;

THENCE continuing North $00^{\circ}12'39''$ West, along and with the East Right-of-Way line of Lincoln Boulevard, a distance of 152.76 feet;

THENCE North $89^{\circ}47'21''$ East, a distance of 114.00 feet;

THENCE South $00^{\circ}12'39''$ East, a distance of 153.54 feet to a point on the North Right-of- Way line of N.E. 36th Street;

THENCE North $89^{\circ}49'12''$ West, along and with the North Right-of-Way line of N.E. 36th Street, a distance of 114.00 feet to the POINT OF BEGINNING.

Containing 17,460 square feet or 0.4008 acres, more or less.

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

LEGAL DESCRIPTION

N.E. 36th & Lincoln
Gas Station

December 9, 2024

Oklahoma City Planning Commission

Deed Approval #: 27841

February 20, 2025

A tract of land being a part of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE South 89°49'12" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 65.00 feet;

THENCE North 00°12'39" West, departing said South line, a distance of 33.00 feet to a point on the East Right-of-Way line of Lincoln Boulevard and the North Right-of-Way line of N.E. 36th Street, said point being the POINT OF BEGINNING;

THENCE continuing North 00°12'39" West, along and with the East Right-of-Way line of Lincoln Boulevard, a distance of 152.76 feet;

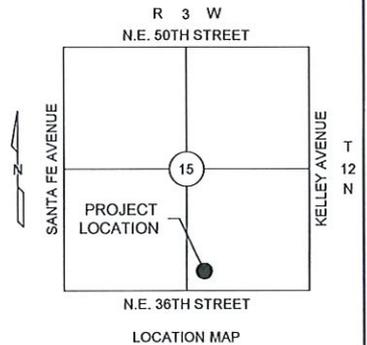
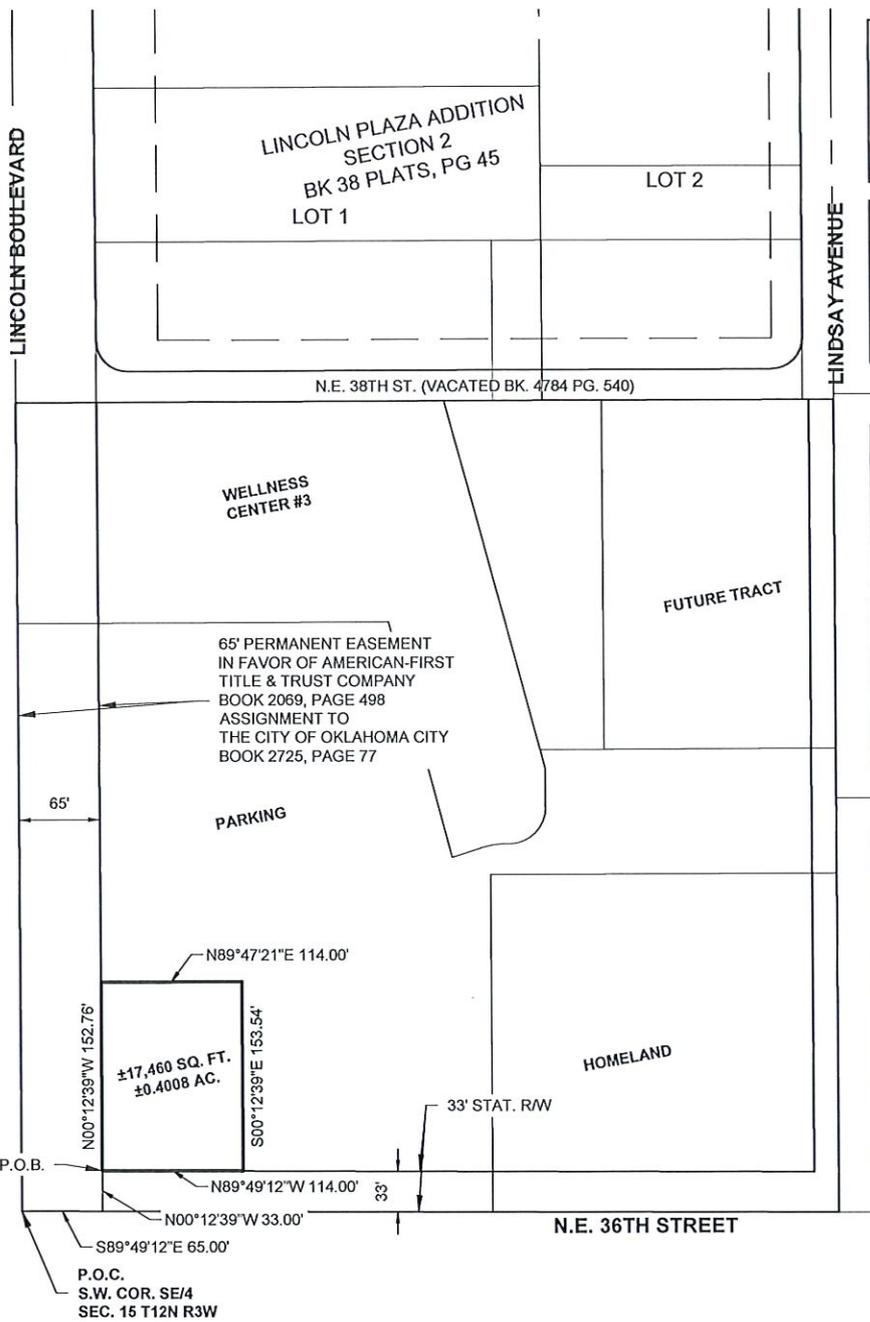
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Proj. No.: 4433005
 Date: 12-9-24
 Scale: 1"=150'

NE 36th & LINCOLN
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
GAS STATION



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaok.com
 Certificate of Authorization #1484 Exp. Date 06-30-2025
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