



D #3274

**EXHIBIT C**

**After recordation, return to:**

The City of Oklahoma City  
200 N. Walker Avenue, 2<sup>nd</sup> Floor  
Oklahoma City, OK 73102  
Attn: City Clerk

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

*Reserved For Recording Information*

**SPECIAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:**

THAT on this 6th day of May, 2025, **Midtown Hill, 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** ("Grantee"), whose mailing address is 200 N. Walker Avenue, 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 May 6, 2025, including without limitation (i) the right of first refusal in favor of Grantor set forth in the Donation Agreement, (ii) the restriction that the Property be used exclusively as the site of the MAPS 4 Family Justice Center or other mutually agreeable public purpose for fifty (50) years after the date of the Certificate of Completion (as defined in that certain Palomar Parking Garage Project Economic Development Agreement dated 4/27/25 by the City, the Oklahoma City Economic Development Trust, and Donor's affiliate, Midtown—11<sup>th</sup> Street Parking, LLC, an Oklahoma limited liability company); and (iii) the reversionary rights to the Property in favor of Grantor set forth in the Donation Agreement upon a default by Grantee under the Donation Agreement beyond applicable notice and cure periods; (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.

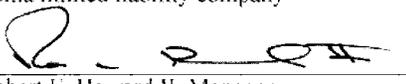
TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, forever, subject to the Permitted Exceptions.

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

"GRANTOR":

**MIDTOWN HILL, LLC.**  
an Oklahoma limited liability company

By:

  
Robert E. Howard II, Manager

**ACKNOWLEDGEMENT**

STATE OF OKLAHOMA            )  
  ) SS:  
COUNTY OF OKLAHOMA        )

Before me, the undersigned, a Notary Public in and for said County and State, on the 29th day of April, 2025, personally appeared Robert E. Howard II, Manager of Midtown Hill LLC, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he or she executed the same as his or her free and voluntary act and deed, and as the free and voluntary act and deed of said corporation or entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year above written.

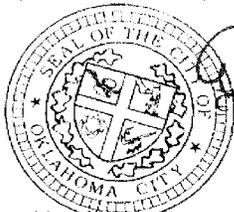
Lisa Buell  
Notary Public

My Commission Expires: 10-19-26  
My Commission Number: 10008910



(SEAL)

ACCEPTED by The City of Oklahoma City this 6th day of May, 2025.



Wm K Simpson  
City Clerk

REVIEWED for form and legality.

[Signature]  
Assistant Municipal Counselor

---

**EXHIBIT A****Legal Description of the Property**

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lots One (1) through Four (4) and Lots Thirty-seven (37) through Forty (40) and a portion of Lots Five (5) and Thirty-six (36) in DESOTO ADDITION and a portion of Hudson Avenue and Park Place (platted Columbus Avenue) according to the recorded Plat, being more particularly described as follows:

BEGINNING at the Northeast (NE) Corner of said Lot 1;

THENCE North 89°49'14" East, along and with the extended North line of said Lot 1, a distance of 20.00 feet;

THENCE South 01°24'11" West, departing the extended North line of said Lot 1, a distance of 250.02 feet;

THENCE South 89°49'14" West, a distance of 70.00 feet to a point on the West line of said Lot 39;

THENCE South 01°24'11" West, along and with said the West line of said Lot 39 extended, a distance of 61.00 feet to the Southeast corner of the Partial Street Vacation as described in Journal Entry of Judgement Case No. CV-2015-195, recorded in Book 12803, Page 697;

THENCE North 89°39'15" West, along and with the South line of said Partial Street Vacation, a distance of 65.23 feet;

THENCE North 00°00'00" East, departing the South line of said Partial Street Vacation, a distance of 69.01 feet;

THENCE North 90°00'00" East, a distance of 5.00 feet;

THENCE North 00°00'00" East, a distance of 194.52 feet;

THENCE North 90°00'00" West, a distance of 5.00 feet;

THENCE North 00°00'00" East, a distance of 46.78 feet to a point on the North line of said Lot 5;

THENCE North 89°49'14" East, along and with the North lines of said Lots 5 through 1, a distance of 122.85 feet to the POINT OF BEGINNING.

Containing 37,967 square feet or 0.8716 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

Prepared by Matthew Johnson P.L.S. 1807  
Johnson & Associates  
Certificate of Authorization No. 1484 (Expires 6-30-25)  
S:\5383\5383 Fleming Legal.docx