

WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Landmark Land Company, LLC** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **City of Norman, Oklahoma, a municipal corporation** party of the second part, the following described real property and premises situate in Cleveland County, State of Oklahoma, to-wit:

Monte Vista Estates Phase 1
Block B

AKA

A tract of land being a part of the Northeast Quarter (NE/4) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, with its centerline being particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter (NE/4);

THENCE South 00°02'31" East, along the West line of said Northeast Quarter (NE/4), a distance of 70.00 feet to the **POINT OF BEGINNING**;

THENCE South 89°56'31" East, parallel with the North line of said Northeast Quarter (NE/4), a distance of 56.80 feet;

THENCE South 00°00'00" East, a distance of 83.94 feet;

THENCE South 90°00'00" West, a distance of 56.74 feet to a point on the West line of said Northeast Quarter (NE/4);

THENCE North 00°02'31" West, along said West line, a distance of 84.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 4,767 square feet or 0.1094 acres, more or less.

The basis of bearings for the above-described legal description is the North line of said Northeast Quarter (NE/4) having a measured bearing of North 89°56' 31" West and is based on State Plane Coordinates NAD-83 (U.S. Survey Foot), Oklahoma South Zone

"This transaction is Exempt from Documentary Tax Stamps, 68 O.S. § 3202(11)
and Exempt from Affidavit of Land or Mineral Ownership, 60 O.S. 60-121(C)(8)"

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs 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.

WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered 8th day of January, 2026.

Landmark Land Company, LLC

BY: _____

Dan Reeves
Manager

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 8th day of January, 2026 personally appeared Dan Reeves, Manager of Landmark Land Company, LLC to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

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



Notary Public in and for the State of Oklahoma
Notary's Printed Name: KELLI THOMPSON
Notary's Commission Expires: 10/25/28

Mail Tax Statements To:

City of Norman

P.O. Box 370, Norman, OK 73070