

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT The City of Norman, Oklahoma (Grantor), a municipal corporation of Cleveland County, party of the first part, in consideration of the sum of TEN DOLLARS (\$ 10.00), receipt of which is hereby acknowledged, and for and upon other good and valuable consideration do hereby grant, bargain, sell and convey unto the Monterey Development Company, LLC (Grantee), party of the second part, the fee simple title in and to the following described real property and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the lands herein described, reserving and excepting the mineral interests, therein, to-wit::

**See Exhibit "A" attached hereto.**

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

To have and to hold said described premises unto said Grantee, its 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, reserving and excepting the mineral interests therein; provided, however, that any explorations or development of said reserved mineral rights shall not directly or indirectly interfere with the use of said land by the Grantee.

Signed and delivered this \_\_\_\_ day of \_\_\_\_\_, 2026.

**REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of March, 2026, personally appeared \_\_\_\_\_(Grantor), to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: \_\_\_\_\_ Notary Public: \_\_\_\_\_

Approved as to form and legality this 18 day of March, 2026.

  
\_\_\_\_\_  
City Attorney

Approved and conveyed by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

SEAL:

EXHIBIT "A"  
LEGAL DESCRIPTION  
for  
MONTEREY SECTION III  
PARK LAND REDUCTION

A Tract of land located in part of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

The west 2.00 feet of the south 128.5 feet of the tract of land described in a deed to the City of Norman found in Book 4789, Page 1468 in the records of the Cleveland County Clerk being further described as follows:

COMMENCING at the Southeast corner of said tract of land described in Deed of Book 4789, Page 1468;  
Thence South 89°26'54" West along the south line of said tract a distance of 15.00 feet to the POINT OF BEGINNING;  
Thence Continuing South 89°26'54" West along said south line a distance of 2.00 feet to the southwest corner of said deed tract;  
Thence North 00°12'05" West along the west line of said deed tract, a distance of 128.50 feet;  
Thence North 89°26'54" East, parallel with the south line of said deed tract, a distance of 2.00 feet;  
Thence South 00°12'05" East, parallel with the west line of said deed tract, a distance of 128.50 feet, to the POINT OF BEGINNING;

Said area containing 0.0059 acre, more or less. (See Exhibit "A" drawing, attached).