

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Cox Coyle Investments, LLC, an Oklahoma Limited Liability Company** (“Grantor”), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the **City of Norman, Oklahoma, a Municipal Corporation** (“City”), 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:

All of Lot Seven (7), in Block Two (2), of EAGLETON ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof (“Property”).

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. The reservation and exception of mineral rights herein does not include rock, gravel, sand and other road building materials.

To have and to hold said described premises unto said City, 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, **EXCEPT THAT the Property is currently and must remain vacant of all structures. The City shall not, nor may any future owner, construct any new buildings on the Property. This restriction shall run as a covenant with the land and may not be removed by any act of the City or private party, but may instead only be removed by entry of an order by a court of competent jurisdiction for just cause.**

Signed and delivered this _____ day of _____, 2023.

COX COYLE INVESTMENTS, LLC

By: _____
Name: Chris Cox
Title: Manager

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2023, personally appeared **Chris Cox** of **Cox Coyle Investments, LLC**, as its **Manager**, and to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as his 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 _____ day of _____, 2023.

City Attorney

Approved and accepted by the City of Norman, this _____ day of _____, 2023.

ATTEST: _____
City Manager

City Clerk
SEAL: