

RETURN TO:
City of Norman
Attn: City Attorney's Office
PO Box 370
Norman, Oklahoma 73070

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)

(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Uplands Development Co., L.L.C.**, 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 **City of Norman, Oklahoma, an Oklahoma municipal corporation**, the fee simple title in and to the following described real property and premises, together with any interest in and to the mineral interests therein and thereunder not previously reserved or conveyed of record, to-wit::

See attachments A and B

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 City of Norman, 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.

Signed and delivered this 28 day of August, 2026.

Uplands Development Co., L.L.C.

By: [Signature]
Russell "Trey" Bates, Manager

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 28 day of August, 2026, personally appeared Russell "Trey" Bates, as the Manager of Uplands Development Co., L.L.C., to me known to be the identical person(s) who executed the foregoing 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: 12/19/26

Notary Public: [Signature]



RIGHT-OF-WAY

A variable width tract of land within a parcel recorded at Book 3862, Page 561, Records of Cleveland County, Oklahoma, being a portion the Southeast Quarter (SE/4) of Section Thirty-Four (34), Township Ten (10) North, Range Three (3) West of the Indian Base and Meridian (I.B. & M.), City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter (SE/4) of said Section Thirty-Four (34), also being the Northeast Corner of said tract of land; Thence along the North line of said Southeast Quarter and said tract of land, South 89 Degrees 51 Minutes 57 Seconds West, a distance of 33.00 feet to a point on the West Statutory Right-of-Way line, also being the **POINT OF BEGINNING**; Thence departing said North line along said West Statutory Right-of-Way Line, South 00 Degrees 35 Minutes 01 Seconds East, a distance of 518.92 feet to a point on the South line of said tract of land recorded at Book 3862, Page 561; Thence along said South line South 89 Degrees 50 Minutes 56 Seconds West, a distance of 17.00 feet; Thence along a line being 17.00 feet West of and parallel to said Statutory Right-of-Way line, North 00 Degrees 35 Minutes 01 Seconds West, a distance of 344.51 feet; Thence North 45 Degrees 17 Minutes 41 Seconds West, a distance of 56.86 feet; Thence along a line being 57.00 feet West of and parallel to said Statutory Right-of-Way line, North 00 Degrees 35 Minutes 01 Seconds West, a distance of 90.00 feet; Thence North 52 Degrees 55 Minutes 24 Seconds East, a distance of 49.76 feet; Thence along a line being 17.00 feet West of and parallel to said Statutory Right-of-Way line, North 00 Degrees 35 Minutes 01 Seconds West, a distance of 14.43 feet to a point on said North line of said Southeast Quarter of Section 34 and said tract of land recorded at Book 3862, Page 561; Thence along said North line North 89 Degrees 51 Minutes 57 Seconds East, a distance of 17.00 feet to the **POINT OF BEGINNING**.

Said tract contains 13,822 sq. ft. or 0.317 acres, more or less.

Basis of Bearings:

Grid North based on NAD 83 Oklahoma

State Plane Coordinate System South Zone

I, Nicholas S. Schrader, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true representation of the property described and meets the minimum technical standards for land surveying of the State of Oklahoma.



Nicholas S. Schrader

Date

OK PLS NO. 1898 - Expires January 31, 2027

OK CA NO. 2483 - Expires June 30, 2027

SHEET 1 OF 2

PROJECT NO: 021-06985

DRAWN BY: WML

DATE: 5/13/2026

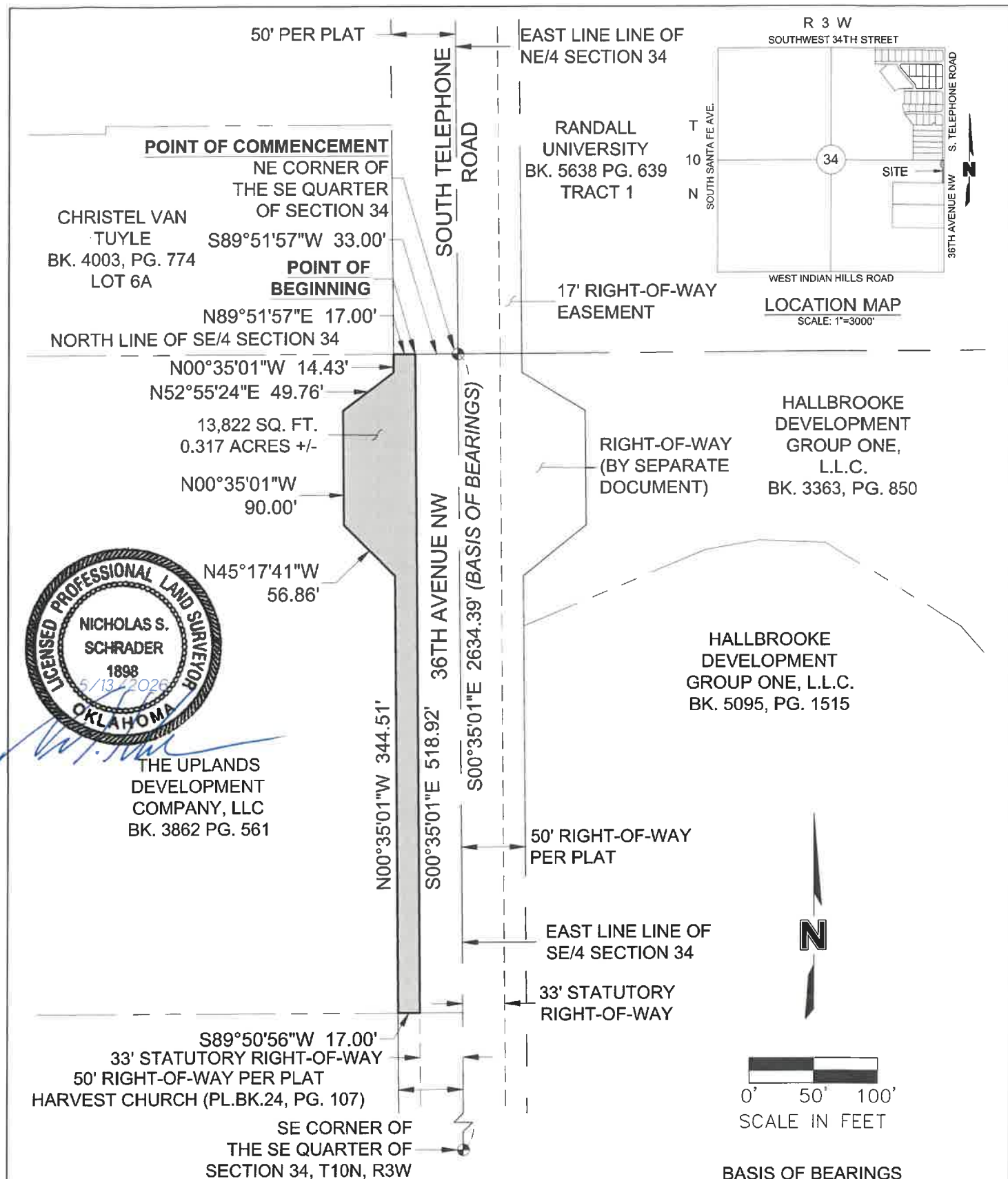
DESCRIPTION

olsson

11600 Broadway Extension
Suite 300
Oklahoma City, OK 73114
TEL 405.242.6600

EXHIBIT

A



This sketch is not a boundary survey. It is intended to show the configuration of proposed right-of-way. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

SHEET 2 OF 2

PROJECT NO: 021-06985

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EXHIBIT

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EXHIBIT

B