

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

The City of Norman, Oklahoma, a municipal corporation ("Grantor"), in consideration of the sum of Ten and No/100 Dollars (U.S. \$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto **The City of Norman, Oklahoma**, a municipal corporation ("Grantee"), whose mailing address is 201 W. Gray, Norman OK 73069, all of Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, in and to the real property situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, so that neither Grantor, nor any person in Grantor's name and behalf, shall or will hereafter claim or demand any right or title thereto or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument on this ____ day of April, 2024

**Exempt documentary stamp tax O.S. Title 68,
Article 32, Section 3202, Paragraph 11**

The City of Norman, Oklahoma

By: _____
its Mayor

Attest:

[seal]

City Clerk

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF CLEVELAND) SS.

This instrument was acknowledged before me on this _____ day of April, 2024 by _____ as Mayor of The City of Norman, Oklahoma.

Notary Public

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**Book 3798 Page 537 (Tract 2) & Book 3798 Page 540 (Tract 2)
Being better described below at Book 2240 Page 1020 (15.48± Acre tract)**

A tract of land in the SW 1/4 of Section 22, T9N, R2W, Hall Park, Cleveland County, Oklahoma, more particularly described as follows:

Commencing at the SE corner of the SW 1/4 of said Section 22, T9N, R2W;

Thence N 00°02'02" W, along the East line of said SW 1/4, 1868.99 feet;

Thence West 521.68 feet to the point or place of beginning.

Thence South 560.00 feet;

Thence West 480.00 feet;

Thence South 725.00 feet;

Thence West 200.00 feet;

Thence N 54°24'46" W, 185.00 feet;

Thence North 210.00 feet;

Thence N 04°27'35" E, 970.28 feet;

Thence East 755.00 feet to the point or place of beginning.

AND

**Book 3798 Page 537 (Tract 3) & Book 3798 Page 540 (Tract 3)
Being better described below at Book 2240 Page 1020 (47.43± Acre tract)**

A tract of land in the SW 1/4 of Section 22, T9N, R2W, Hall Park, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at the recorded SE corner of hall Park Business & Professional Center, a plat recorded in Book 12, Page 199;

Thence along the recorded boundary line of said Hall Park Business & Professional Center, North, 219.56 feet;

Thence continuing along said recorded boundary line N 33°33'29" W, 257.09 feet;

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Thence continuing along said recorded boundary line N 60°09'45" E, 50.00 feet;

Thence continuing along said recorded boundary line N 33°33'29" W, 280.00 feet;

Thence continuing along said recorded boundary line N 58°45'00" W, 157.00 feet;

Thence N 46°02'28" E, 165.00 feet;

Thence N 21°10'03" E, a distance of 80.44 feet to the SE corner of Hall Park Fourth Addition, a plat filed for record in Book 11, Page 43;

Thence S 79°20'23" E, 432.46 feet;

Thence South, 210.00 feet;

Thence S 54°24'46" E, 185.00 feet;

Thence East, 200.00 feet;

Thence North, 725.00 feet;

Thence East, 480.00 feet;

Thence North, 560.00 feet;

Thence East, 521.68 feet to a point on the East line of said SW 1/4;

Thence S 00°02'02" E along the East line of said SW 1/4, 1868.99 feet to the SE corner of said SW 1/4;

Thence N 89°18'36" W along the South line of said SW 1/4, 1538.42 feet to the point of beginning.

Less one square acre in the SE corner of said SW 1/4.

AND

Book 3798 Page 537 (Tract 8) & Book 3798 Page 540 (Tract 8)
Park Area at HALL PARK (Public Greenway and Utility Reserve)

Exhibit A page 3 of 9

AND

**Book 3798 Page 537 (Tract 10) & Book 3798 Page 540 (Tract 10)
Being better described below at Book 3522 Page 330**

A tract of land in the Southwest Quarter of Section 22, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County Oklahoma, being more particularly described as follows:

Commencing at the Southwest Corner of said Southwest Quarter;

Thence North 00°00'00" East, along the west line of said Southwest Quarter, a distance of 1600.00 feet to the northwest corner of Hall Park Fourth Addition;

Thence North 90°00'00" East, along the north line of said Hall Park Fourth Addition, a distance of 50.00 feet to the POINT OF BEGINNING, said point being on the east right-of-way line of 24th Street NE;

Thence North 00°00'00" East, along said east right-of-way line of 24th Street NE, a distance of 185.22 feet;

Thence North 90°00'00" East, perpendicular to the west line of said Southwest Quarter, a distance of 370.00 feet;

Thence South 00°00'00" West, parallel with the west line of said Southwest Quarter, a distance of 182.82 feet;

Thence South 60°00'00" East, parallel with the east line of said Hall Park Fourth Addition, a distance of 342.38 feet;

Thence South 24°34'41" East a distance of 529.16 feet;

Thence South 90°00'00" West, parallel with the south line of said Hall Park Fourth Addition, a distance of 86.60 feet to the southeast corner of said Hall Park Fourth Addition;

Thence North 30°00'00" West, along the east line of said Hall Park Fourth Addition, a distance of 550.00 feet;

Thence North 60°00'00" West, along the east line of said Hall Park Fourth Addition, a distance of 347.38 feet;

Thence South 90°00'00" West, along the north line of said Hall Park Fourth Addition, a distance of 224.16 feet to the POINT OF BEGINNING.

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LESS AND EXCEPT Book 4516 Page 43

Being a portion of above Book 3798 Page 537 (Tract 10) & Book 3798 Page 540 (Tract 10)

A parcel of land located in the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows, with the basis of Bearing being Hall park Fourth Addition plat call of "North" for the West line of said Southwest Quarter (SW/4):

Commencing at the Southwest corner of said Southwest Quarter (SW/4);

Thence North 00°00'00" East, along the West line of said Southwest Quarter (SW/4), a distance of 1666.22 feet;

Thence North 90°00'00" East perpendicular to the West line of said Southwest Quarter (SW/4), a distance of 50.00 feet to the Point of Beginning, said point falling on the East Right-of-Way line of 24th Avenue NE, said point also being North 00°00'00" East a distance of 66.22 feet from the Northwest corner of Lot 1, Block 17, Hall Park Fourth Addition;

Thence North 00°00'00" East, parallel with the West line of said Southwest Quarter (SW/4), a distance of 119.00 feet;

Thence North 90°00'00" East, parallel with the North line of said Lot 1, Block 17, Hall Park Fourth Addition, a distance of 370.00 feet;

Thence South 00°00'00" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 134.00 feet;

Thence South 90°00'00" West, parallel with the North line of said Lot 1, Block 17, Hall Park Fourth Addition, a distance of 345.00 feet;

Thence North 59°02'10" West a distance of 29.15 feet to the Point of Beginning.

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AND

Book 4516 Page 36

Three parcels of land located in Lot One (1), in Block Seventeen (17), of HALL PARK FOURTH ADDITION, being a part of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, each being more particularly described by metes and bounds as follows, with the Basis of bearing being the Hall Park Fourth Addition plat call of "North" for the West line of said Southwest Quarter (SW/4):

Parcel 1 of 3

Commencing at the Northwest corner of said Lot 1, Block 17;

Thence North 90°00'00" East, along the North line of said Lot 1, Block 17, a distance of 45.00 feet to the Point of Beginning;

Thence continuing North 90°00'00" E, along the North line of said Lot 1, Block 17, a distance of 179.16 feet;

Thence South 60°00'00" East, along the Northeasterly line of said Lot 1, Block 17, a distance of 347.38 feet;

Thence South 30°00'00" East, along the Easterly line of said Lot 1, Block 17, a distance of 60.00 feet;

Thence North 60°00'00" East, parallel with the Northeasterly line of said Lot 1, Block 17, a distance of 228.83 feet;

Thence North 00°45'59" East a distance of 13.99 feet;

Thence North 89°14'01" West a distance of 25.00 feet;

Thence North 60°00'00" West, parallel with the Northeasterly line of said Lot 1, Block 17, a distance of 63.82 feet;

Thence South 90°00'00" West, parallel with the North line of said Lot 1, Block 17, a distance of 212.74 feet;

Thence North 45°00'00" West a distance of 26.88 feet;

Thence North 00°00'00" East a distance of 25.00 feet, parallel with the West line of said Lot 1, Block 17, a distance of 46.00 feet to the Point of Beginning.

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Parcel 2 of 3

Beginning at the Southeast corner said Lot 1, Block 17;

Thence South 90°00'00" West, along the South line of said Lot 1, Block 17, a distance of 192.13 feet;

Thence North 00°00'00" East, parallel with the West line of said Lot 1, Block 17, a distance of 209.42 feet;

Thence North 22°21'14" West a distance of 65.78 feet;

Thence North 13°04'03" West a distance of 60.93 feet;

Thence North 00°00'00" East, parallel with the West line of said Lot 1, Block 17, a distance of 70.36 feet to a point on the Easterly line of said Lot 1, Block 17;

Thence South 30°00'00" East, along the Easterly line of said Lot 1, Block 17, a distance of 461.85 feet to the Point of Beginning.

Parcel 3 of 3

Beginning at the Southwest corner said Lot 1, Block 17;

Thence North 00°00'00" East, along the West line of said Lot 1, Block 17, a distance of 100.00 feet;

Thence North 90°00'00" East, parallel with the South line of said Lot 1, Block 17, a distance of 366.00 feet;

Thence South 45°17'06" East a distance of 142.13 feet to a point on the South line of said Lot 1, Block 17;

Thence South 90°00'00" West, along the South line of said Lot 1, Block 17, a distance of 467.00 feet to the Point of Beginning.

Together now also known as:

A tract of land located in the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma and a part of HALL PARK FOURTH ADDITION to the Town of Hall Park, now City of Norman, and all of PARK AREA to the Town of Hall Park, now City of Norman, being more particularly described as follows:

Commencing at the Southeast corner (SE/cor) of said Southwest Quarter (SW/4);

Thence South 89°48'38" West, along the South line of said Southwest Quarter (SW/4), a distance of 208.71 feet to the POINT OF BEGINNING, said point being the Southwest corner (SW/cor) of a 1 acre tract of recorded at Book 3547, Page 627 and conveyed at Book 3547, Page 629 at the Office of the Cleveland County Clerk;

Thence continuing South 89°48'38" West, along said South line, a distance of 1345.84 feet to the Southeast corner (SE/cor) of HALL PARK BUSINESS & PROFESSIONAL CENTER, recorded at Book 12, Page 199 at the Office of the Cleveland County Clerk;

Thence along the Easterly and Northerly line of said HALL PARK BUSINESS & PROFESSIONAL CENTER for the next seven (7) calls;

1. North 00°45'49" West a distance of 217.48 feet (a bearing of South and a distance of 219.56 feet shown on said plat);
2. North 34°19'18" West a distance of 257.09 feet;
3. North 59°23'56" East a distance of 50.00 feet;
4. North 34°19'17" West a distance of 280.00 feet;
5. North 59°30'52" West a distance of 157.00 feet;
6. North 79°30'49" West a distance of 459.00 feet;
7. South 89°14'11" West a distance of 202.00 feet to the Northwest corner Lot One (1), Block One (1) of said HALL PARK BUSINESS & PROFESSIONAL CENTER, also being the Southwest corner of Greenway, Drainage, and Utility Easement as shown on PARK AREA, recorded at Book 13, Page 54 at the Office of the Cleveland County Clerk, also being the east right-of-way line of 24th Avenue NE;

Thence North 00°45'49" West along said east right-of-way line of 24th Avenue NE, also being the west line of said Greenway, Drainage, and Utility Easement as shown on PARK AREA, a distance of 100.00 feet to the Southwest corner (SW/cor) of HALL PARK FOURTH ADDITION, recorded at Book 11, Page 43 at the Office of the Cleveland County Clerk;

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Thence continuing North 00°45'59" West along said east right-of-way line of 24th Avenue NE, also being the west line of Public Greenway and Utility Reserve as shown on said HALL PARK FOURTH ADDITION, a distance of 100.00 feet;

Thence North 89°14'11" East parallel with the south line of said HALL PARK FOURTH ADDITION a distance of 366.00 feet;

Thence South 46°02'55" East a distance of 142.13 feet to the south line of said HALL PARK FOURTH ADDITION;

Thence North 89°14'11" East along the south line of said HALL PARK FOURTH ADDITION, a distance of 140.87 feet;

Thence North 00°45'49" West a distance of 209.42 feet;

Thence North 23°07'03" West a distance of 65.78 feet;

Thence North 13°49'52" West a distance of 60.93 feet;

Thence North 00°45'49" West a distance of 70.36 feet to the east line of said HALL PARK FOURTH ADDITION;

Thence North 30°45'49" West along the east line of said HALL PARK FOURTH ADDITION, a distance of 28.15 feet;

Thence North 60°45'49" West a distance of 228.83 feet;

Thence North 00°00'10" East a distance of 13.99 feet;

Thence North 89°59'50" West a distance of 25.00 feet;

Thence North 60°45'49" West a distance of 63.82 feet;

Thence South 89°14'11" West a distance of 212.74 feet;

Thence North 45°45'49" West a distance of 26.88 feet;

Thence North 00°45'49" West a distance of 46.00 feet to the north line of said HALL PARK FOURTH ADDITION;

Thence South 89°14'11" West along the north line of said HALL PARK FOURTH ADDITION a distance of 45.00 feet to the Northwest corner Lot One (1), Block Seventeen (17) of said HALL PARK FOURTH ADDITION, also being the east right-of-way line of 24th Avenue NE;

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Thence North 00°45'59" West along said east right-of-way line of 24th Avenue NE, a distance of 66.22 feet;

Thence South 59°47'59" East a distance of 29.15 feet;

Thence North 89°14'11" East a distance of 345.00 feet;

Thence South 00°45'49" East a distance of 48.82 feet;

Thence South 60°45'49" East parallel with the Easterly line of said HALL PARK FOURTH ADDITION, a distance of 342.38 feet;

Thence South 25°20'28" East a distance of 529.16 feet;

Thence South 89°14'11" West a distance of 86.60 feet to the Southeast corner of said HALL PARK FOURTH ADDITION;

Thence South 79°37'20" East along the southerly line of a 178.78± Acre Tract recorded at Book 2229 Page 485 at the Office of the Cleveland County Clerk, a distance of 432.46 feet;

Thence North 04°00'36" East along the easterly line of said Book 2229 Page 485, a distance of 970.28 feet;

Thence North 89°04'57" East along the southerly line of said Book 2229 Page 485, a distance of 1,276.68 feet to the East line of the Southwest Quarter (SW/4) of said Section, also being the West line of FROST CREEK, recorded at Book 22, Page 56 at the Office of the Cleveland County Clerk;

Thence South 01°09'11" East along East line of the Southwest Quarter (SW/4) of said Section, also being the West line of said FROST CREEK, a distance of 1654.61 feet to the Northeast corner of said Book 3547, Page 629;

Thence South 89°48'38" West, along the North line of said Book 3547, Page 629, a distance of 208.71 feet to the Northwest corner of said Book 3547, Page 629;

Thence South 01°09'11" East, along the West line of said Book 3547, Page 629, a distance of 208.71 feet to the POINT OF BEGINNING.