2020-4908 B: 2572 P: 0204
04/14/2020 03:41:31 PM Pgs: 2
Fee: $20.00 Doc Stamp: $885.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

Documentary Stamps: $885.00
Property Address: Vacant Land, 110 SE 15 St., Wagoner, OK
Mailing Address: PO Box 485
Laguna Beach, CA 92652

FIRSTITLE & SMITH BROTHERS LLC
126 S. Main Street
Wagoner, OK 74467

GENERAL WARRANTY DEED

(Trust Form – Oklahoma Statutory Form)

THIS INDENTURE, made this 14th day of February, 2020, between **The City of Wagoner Economic Development Authority, an Oklahoma Public Trust** party of the first part, party grantor and **DHS Manna, LLC, a California Limited Liability Company** party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, its heirs and assigns, all of the following described real estate, situated in the County of Wagoner, State of Oklahoma, to-wit:

Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Eighteen (18) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof.

AND

West Half of the Northeast Quarter (W/2 NE/4) lying West of M. K. & T. Railroad right-of-way of Section Twenty-two (22), Township Seventeen (17) North, Range Eighteen (18) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining forever.

And said party grantor, its successors or assigns, does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its heirs, executors or administrators, against said party grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

File No. 547057
FirsTitle & Abstract Services, LLC
Westcor Land Title Insurance Company

UNOFFICIAL

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IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its Chairperson the day and year first above written.

The City of Wagoner Economic Development Authority,
an Oklahoma Public Trust

BY: Pamela Stephens-Karnes
Pamela Stephens-Karnes, Chairperson

Attested By: Mackenzie Huff
Mackenzie Huff, Secretary

STATE OF OKLAHOMA

COUNTY OF WAGONER

Before me, the undersigned, a Notary Public, in and for said County and State on this 14th day of April, 2020, personally appeared Pamela Stephens-Karnes , to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument, as its Chairperson

and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of the public trust, for the purposes therein set forth.

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

Christine Beene
Notary Public

My Commission Expires: 3.23.23

(SEAL)

CHRISTINE BEENE NOTARY PUBLIC COMM. EXP. 03-23-2023 07002911 IN AND FOR STATE OF OKLAHOMA WAGONER COUNTY

CHRISTINE BEENE NOTARY PUBLIC COMM. EXP. 03-23-2023 07002911 IN AND FOR STATE OF OKLAHOMA WAGONER COUNTY

UNOFFICIAL

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