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I-2021-005521 Book 3403 Pg 181  
11/08/2021 9:16am Pg 0181-0183  
Fee: \$22.00 Doc: \$600.00  
Jeannie Boevers - Kingfisher County Clerk  
State of Oklahoma

3/22 (4)



### WARRANTY DEED (Corporation Form)

**THIS INDENTURE**, Made this November 05, 2021 by and between AA Kloepfel, LLC, Grantor, and BroKyn Properties, LLC of 1108 Stoneridge Dr. Kingfisher, OK 73750, Grantee:

**WITNESSETH:** That said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said Grantee, its successors and/or assigns, all of the following-described real estate situated in the County of Kingfisher and State of Oklahoma, to-wit:

**SURFACE RIGHTS ONLY IN AND TO:**

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Seventeen (17) North, Range Seven (7) West of the Indian Meridian, Kingfisher County, Oklahoma, being more particularly described as follows: Beginning at the Southwest Corner of said Southeast Quarter (SE/4), said point being the Point of Beginning; Thence North 00°36'01" West, along and with the West line of said Southeast Quarter (SE/4), a distance of 1599.78 feet to a point on the West right-of-way line of Highway 81; Thence North 83°26'29" East, a distance of 64.98 feet; Thence along a non-tangent curve to the right having a radius of 14,213.94 feet, a chord bearing of South 06°12'33" East, a chord length of 173.38 feet and an arc length of 173.38 feet; Thence South 00°40'00" East, a distance of 818.07 feet; Thence along a curve to the left having a radius of 1,105.92 feet, a chord bearing of South 09°58'33" East, a chord length of 357.79 feet and an arc length of 359.37 feet; Thence along a non-tangent curve to the right having a radius of 14,213.94 feet, a chord bearing of South 00°48'26" East, a chord length of 161.11 feet and an arc length of 161.11 feet; Thence South 00°28'57" East, a distance of 81.03 feet; Thence South 20°00'45" East, a distance of 23.64 feet to a point on the South line of said Southeast Quarter (SE/4); Thence South 89°59'44" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 149.09 feet to the Point of Beginning.

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

And said Grantor, for its successors and assigns does hereby covenant, promise and agree, to and with said Grantee, that at the delivery thereof 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, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature or kind except easements, restrictions, outstanding minerals and oil and gas leases, if any, and that it will warrant and forever defend the same unto said Grantee, its heirs and assigns, against said Grantor, its successors and assigns, and all and every person whomsoever lawfully claiming or to claim the same.

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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 Members/Managers, at Kingfisher, Oklahoma the year and day first above written

AA KLOEPPPEL, LLC

  
\_\_\_\_\_  
Albert M. Kloepfel  
Member/Manager

  
\_\_\_\_\_  
Mary Ann Kloepfel  
Member/Manager

### CORPORATION ACKNOWLEDGEMENT

State of Oklahoma  
County of Kingfisher

Before me, the undersigned, a Notary Public in and for said County and State on this 5th day of November, 2021, personally appeared, Albert M. Kloepfel and Mary Ann Kloepfel, to me known to be the identical persons who subscribed the name of the maker there of to the foregoing instrument as its Members/Managers and acknowledged to me that they executed the same as their free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the date above written.

  
\_\_\_\_\_  
Kelsi Edwards  
Commission Expires: June 29, 2022



**RETURN TO:**  
**Solomon Abstract Company**  
114 E. Miles Avenue  
Kingfisher, OK 73750  
(405) 375-4151  
Title Insurance issued by and closing conducted by the above office.  
Underwriter: First American Title Insurance Company

## **Restrictions to Warranty Deed**

### **Exhibit "A"**

1. No nuisances will be allowed on the above described property, nor any use or practice that is the source of annoyance to the owners of the lots of which interferes with the peaceful possession and proper use of the lots by its residents. All portions of the above described property will be kept in a clean and sanitary condition, and no rubbish, refuse, or parlance allowed to accumulate, nor any fire hazard allowed to exist.
  
2. Water located on or under the surface of the above described property shall only be used for domestic purposes. No water shall be pumped or hauled from within the lots for any commercial purpose.
  
3. There shall be no marijuana grow house facilities or retail sale of marijuana business or dispensary allowed on the above described property.
  
4. These Restrictions shall run with the land and be binding for a period of fifteen (15) years from the date of recording of this document.