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EASEMENT

THIS EASEMENT (“Easement”) is made this 28 day of July 2021 (the “Effective Date”), by and between James L. Adair and Cristi Renee Adair, husband and wife (collectively, “Grantor”), and CLEVELAND COUNTY BOARD OF COUNTY COMMISSIONERS (“Grantee”).

A. Grantor is the owner of the parcel of real property located in Cleveland County, Oklahoma described on Exhibit A (the “Grantor Tract”).

B. Grantee is the owner of all of the condominium units contained in The Financial Center, 111 North Peters, Norman, Oklahoma (a six-story multi-occupant condominium office building, created pursuant to that certain Declaration Creating and Establishing Unit Ownership Estate of The Financial Center and Covenants, Conditions, and Restrictions Relating Thereto recorded at Book 1874, page 459 of the records of Cleveland County Clerk, as more particularly described on Exhibit B (the “Grantee Tract”).

C. Portions of the Grantee Tract are served by a diesel-powered electrical generator that rests upon the Grantor Tract (the “Generator”).

D. Grantor and Grantee desire to allow the Generator to remain on the Grantor Tract in accordance with the terms of this Easement.

NOW, THEREFORE, the Grantor and Grantee agree as follows:

1. Grant of Easement. Grantor does hereby grant and convey to Grantee an easement for the Generator, together with rights of reasonable access over and across the Grantor Tract in order to allow Grantee to access, service, repair, maintain, and operate the Generator. Additionally, Grantee may replace the Generator with one of comparable size and capacity, provide utilities to the Generator. A photo of the Generator in its current location is attached as Exhibit C.

2. Grantor’s Right of Relocation. Grantor reserves the right, but not the obligation, entirely at Grantor’s sole expense, to relocate the Generator closer to the abutting public alley on the north side of the Grantor Tract, should the current location of the Generator interfere with Grantor’s future building plans for the Grantor Tract.

3. Term. The initial term for this Easement shall be for ten (10) years, commencing on the Effective Date, unless otherwise amended or extended by the parties in writing.

4. Running with the Land. All the rights, easements, covenants, terms, agreements, and conditions set forth in this Easement are intended to be and shall be construed as running with the land, binding upon, inuring to the benefit of and enforceable by the parties hereto, their respective heirs, successors, and assigns.

5. Amendment. This Easement may be modified or amended only by an agreement in writing executed by all the then owners of the Grantor Tract and the Grantee Tract.

6. Entire Agreement. This Easement is the entire agreement between the parties with respect to the subject matter hereof. This Easement may be executed in multiple counterparts.

IN WITNESS WHEREOF, this instrument is executed on the date first above written.

[Signature Pages Follow]

GRANTOR:

James L. Adair
James L. Adair

Cristi Renee Adair
Cristi Renee Adair

STATE OF OKLAHOMA)
COUNTY OF Cleveland) SS:

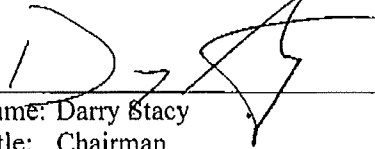
This instrument was acknowledged before me on July 28, 2021, by James L. Adair and Cristi Renee Adair, husband and wife.



(Seal)

[Signature]
Notary Public
My Commission Expires: _____
Commission No: _____

GRANTEE:
CLEVELAND COUNTY BOARD OF COUNTY COMMISSIONERS




Name: Darryl Stacy
Title: Chairman

STATE OF OKLAHOMA)
) ss:
COUNTY OF Cleveland)

This instrument was acknowledged before me on July 30, 2021, by Darryl Stacy, Chairman of Cleveland County Board of County Commissioners.

(Seal)





Notary Public
My Commission Expires: _____
Commission No: _____

Exhibit A
Grantor Tract

Lot Three (3), Block Fourteen (14), of the Original Town of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof (commonly known as 205 E. Main St., Norman OK 73069).

Exhibit B
Grantee Tract

Units One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12) of THE FINANCIAL CENTER, an Oklahoma Unit Ownership Estate, according to the Declaration thereof filed August 29, 1985, at 4:24 P.M. and recorded in Book 1874, Page 459, in the Cleveland County Clerk's Office, and First Amendment to Declaration filed January 30, 1991, at 3:42 P.M. and recorded in Book 2273, Page 868, in the Cleveland County Clerk's Office, together with an undivided interest in the Common Elements appertaining thereto, situated on the following described real estate, to-wit:

Lots One (1) and Two (2), in Block Fourteen (14), and all of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Four (4), EXCEPT: That part of Lot Twelve (12), described as follows:

Beginning at the Southeast Corner (SE/C) of said Lot 12,

Thence West 0.26 feet,

Thence North on a line parallel to the East line of said Lot 12 a distance of 60 feet,

Thence East 0.26 feet to the East line of Lot 12,

Thence South on the East line of Lot 12 and which is also the West line of Lot 13 a distance of 60 feet to the point of beginning, in Block Four (4), of ORIGINAL TOWNSITE OF NORMAN, Cleveland County, Oklahoma, according to the recorded plat thereof.

Recorders Memorandum
All or part of this instrument
is not legible or is of poor quality.

Exhibit C
Image of Existing Generator

