

American Eagle Title Group, L.L.C.
410 N. Walnut, Suite 100
Oklahoma City, OK 73104
File # 1309-0001-68

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Book 12426, Page 1812 by
American Eagle Title Group, L.L.C.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That J2R, LLC, an Oklahoma limited liability company, ("Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does grant, bargain, sell and convey unto Hartford Construction L.L.C., an Oklahoma limited liability company ("Grantee"), whose mailing address is 1225 East 33rd Street, Edmond, OK 73013, the real property and premises situated in Oklahoma County, State of Oklahoma to wit:

Lot 3, Block 1, Oncue Addition to Del City, Oklahoma County, Oklahoma, according to the plat recorded in Book 69 of Plats, page 84., together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed, and THE DEED RESTRICTION, attached hereto and made a part hereof as Exhibit "B"

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 11th day of December, 2013.

J2R, LLC, an Oklahoma limited liability
company

By: 

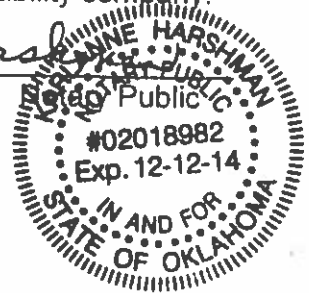
Stephen T. James

ACKNOWLEDGMENT

STATE OF Oklahoma)
)SS.
COUNTY OF Oklahoma)

This instrument was acknowledged before me on this 11th day of December, 2013,
by Stephen T. James as Manager of J2R, LLC, an Oklahoma limited liability company.

Karlanne Harshman



My Commission Expires: 12-12-14

My Commission No: 02018982

EXHIBIT "B"

DEED RESTRICTION

"As additional consideration for the sale and conveyance of the real estate and to protect SELLER'S other investments and businesses, Buyer shall take title to the property and said property shall be held, sold and conveyed subject to the following restrictive covenant and/or condition, which shall be inserted in and become a part of the deed and which shall run with the land:

As part of the consideration for the property herein described, Grantee, for itself and its successors and assigns covenant and agree that the property shall not be used as a place of adult entertainment, car wash, retail grocery store, retail convenience store, or for the sale of items commonly sold in a convenience store including, but not limited to, candy, chips, snacks, coffee, soda, and other carbonated beverages, or for the sale of tobacco products, beer, wine, liquor, spirits, adult materials, or drug paraphernalia, or for the retail sale of motor fuels. Should Grantee, or any one claiming by, through or under Grantee, its successors or assigns, violate the restrictive covenant and/or condition herein, and thereafter refuse to correct same and to abide by said restrictive covenant and/condition, after reasonable notice has been given, then in such event Grantor may institute legal proceedings to enjoin, abate and/or correct such violations of such restrictive covenants and/or conditions and the prevailing party shall be entitled to recover from the other party, its costs and expenses, including a reasonable attorney fee. This covenant and/or restriction shall run with the land and be binding on Grantee and its successors and assigns.

Buyer's Initials T.S. Seller's Initials 