



*****ELECTRONICALLY FILED DOCUMENT*****

SPECIAL WARRANTY DEED

NASIR CHAUDHARY and SAFIA CHAUDHARY, husband and wife, as to an undivided 37.5%; and ZAHIR CHAUDHARY and RUKHSANA CHAUDHARY, husband and wife, as to an undivided 37.5%, and MUHAMMAD A. JAVED and SAIMA WAHEED, husband and wife, as to an undivided 25% (hereinafter called "Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid by **the Housing Authority of the City of Tulsa, a public body corporate and politic organized and existing under the laws of the State of Oklahoma** (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that real property situated in Tulsa County, Oklahoma, and being more particularly described as follows, to-wit:

The East One hundred fifty (150) feet of the South One hundred sixty (160) feet of Lot One (1), Block One (1), MARKET ADDITION, a Subdivision in Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in any wise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interest being hereinafter referred to as the "Property") LESS AND EXCEPT any interest in and to oil, gas and other minerals therein and thereunder previously reserved or conveyed of record, and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and subject to any and all restrictions and easements now of record affecting the use of the property.

TO HAVE AND TO HOLD the Property, unto Grantee, and Grantee's successors and assigns, forever; and Grantors do hereby bind Grantors, and Grantors' successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

[Signature page to follow]

*Presented for filing by:
Secure Title & Escrow LLC
File No: CF#1896
Title Insurer: Old Republic*

EXECUTED the 26th day of August, 2024.

"GRANTORS"

N. Chaudhary
Nasir Chaudhary

Safia Chaudhary
Safia Chaudhary

Zahir Chaudhary
Zahir Chaudhary

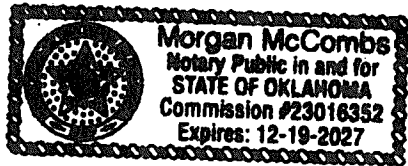
Rukhsana Chaudhary
Rukhsana Chaudhary

Muhammad A. Javed
Muhammad A. Javed

Saima Waheed
Saima Waheed

THE STATE OF Oklahoma)
COUNTY OF Tulsa)

This instrument was acknowledged before me on the 26th day of August, 2024 by Nasir Chaudhary and Safia Chaudhary, husband and wife.

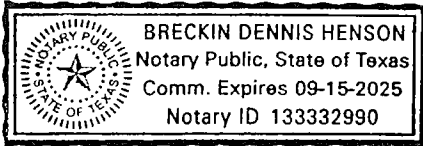


Morgan McCombs
NOTARY PUBLIC

[SEAL]

THE STATE OF Tx)
COUNTY OF Collin)

This instrument was acknowledged before me on the 17th day of August, 2024 by Zahir Chaudhary and Rukhsana Chaudhary, husband and wife.



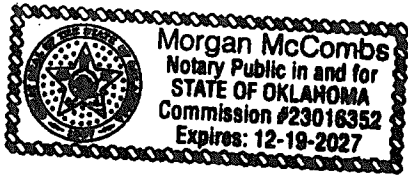
[Signature]
NOTARY PUBLIC

[SEAL]

UNOFFICIAL COPY

THE STATE OF Oklahoma)
COUNTY OF Tulsa)

This instrument was acknowledged before me on the 26th day of August, 2024 by Muhammad A. Javed and Saima Waheed, husband and wife.



[Signature]
NOTARY PUBLIC

[SEAL]

OAG 2024-3 – BUSINESS/TRUST EXEMPTION

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)

) ss.

COUNTY OF TULSA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned AARON DARDEN
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an CHIEF EXECUTIVE OFFICER (role, such as titled officer or trustee) of HOUSING AUTHORITY OF THE CITY OF TULSA (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which took title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law," means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law.
5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

X [Signature]

AFFIANT, individually and as authorized agent of the Entity

8-26-24
Date

The foregoing instrument was subscribed and sworn to before me this day of August, 2024, by AARON DARDEN.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/08/2026

My Commission Number: 22015121

