

I-2022-006378

Book 1851 Pg 654

08/05/2022 8:33am

Pg 0654-0657

Fee: \$24.00 Doc: \$0.00

Robin Slack - Osage County Clerk
State of OK



First Title

12123 S Yukon Avenue, Suite 300
Glenpool, OK 74033

MUTUAL ACCESS EASEMENT

THIS INDENTURE, made the 20th day of July, 2022, between Claudia and Thomas McGinnity, husband and wife ("Tract 1 Owners") and Martin Trevino, Jr. ("Tract 2 Owners").

WHEREAS, Tract 1 Owners are the owners of the parcel of land described as follows:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION NINE (9), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, OSAGE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 NE/4; THENCE N 89°47'27" E, ALONG THE NORTH LINE OF THE NW/4 NE/4, A DISTANCE OF 1077.33 FEET TO A SET MAG NAIL, BEING THE POINT OF BEGINNING, THENCE S 00°10'38" E, A DISTANCE OF 637.66 FEET TO A SET 1/2" IRON PIN; THENCE S 87°50'43" E A DISTANCE OF 224.75 FEET TO A SET 1/2" IRON PIN ON THE EAST LINE OF THE NW/4 NE/4; THENCE N 00°03'55" W, ALONG THE EAST LINE OF THE NW/4 NE/4, A DISTANCE OF 646.93 FEET TO THE NORTHEAST CORNER OF THE NW/4 NE/4; THENCE S 89°47'27" W, ALONG THE NORTH LINE OF THE NW/4 NE/4, A DISTANCE OF 225.82 feet TO THE POINT OF BEGINNING CONTAINING AN AREA OF 3.32 ACRES

(the "Tract 1");

WHEREAS, Tract 2 Owners are the owners of property described as follows:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION NINE (9), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, OSAGE COUNTY, OKLAHOMA

(the "Tract 2").

NOW THEREFORE, Tract 1 Owners, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the sufficiency and receipt of which is hereby acknowledged, hereby grant to Tract 2 owners and their successors and assigns, an easement over the Tract 1 being describe more particularly as follows, to wit:

THE WEST HALF OF EASEMENT 25 FEET IN WIDTH WITH A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4); THENCE ALONG THE WEST LINE OF SAID NE/4 NE/4 ON A BEARING OF S 00°54'52" E A DISTANCE OF 646.98 FEET TO THE POINT OF TERMINATION, SAID POINT MARKED BY AN IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SECREST PLS 1505".

(the "Tract 1 Easement") for the purpose of allowing Tract 2 Owners and Tract 2 Owners' tenants, servants, visitors, and licensees, in common with all others having the like right, at all times hereafter, to traverse the Tract 1 Easement, with or without vehicles of any description, for all purposes connected with the use and enjoyment of the Tract 2 or any part thereof; provided that such use of the Tract 1 Easement is hereby limited to such uses as are incidental to Tract 2 Owners' personal residential use of Tract 2.

NOW THEREFORE, Tract 2 Owners, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the sufficiency and receipt of which is hereby acknowledged, hereby grant to Tract 1 owners and their successors and assigns, an easement over the Tract 2 being describe more particularly as follows, to wit:

THE EAST HALF OF EASEMENT 25 FEET IN WIDTH WITH A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4); THENCE ALONG THE WEST LINE OF SAID NE/4 NE/4 ON A BEARING OF S 00°54'52" E A DISTANCE OF 646.98 FEET TO THE POINT OF TERMINATION, SAID POINT MARKED BY AN IRON PIN WITH A YELLOW PLASTIC CAP MARKED "SECREST PLS 1505".

(the "Tract 2 Easement") for the purpose of allowing Tract 1 Owners and Tract 1 Owners' tenants, servants, visitors, and licensees, in common with all others having the like right, at all times hereafter, to traverse the Tract 2 Easement, with or without vehicles of any description, for all purposes connected with the use and enjoyment of the Tract 1 or any part thereof; provided that such use of the Tract 2 Easement is hereby limited to such uses as are incidental to Tract 1 Owners' personal residential use of Tract 1 or other contiguous property owned by Tract 1 Owners.

Tract 1 Owners and Tract 2 Owners shall split the costs of maintenance and repair of the easement tract comprised of the Tract 1 Easement and the Tract 2 Easement and any driveway thereon equally.

Tract 1 Owners may assign this Agreement at any time. Tract 2 Owners may assign this Agreement at any time so long as such assignment is to a new fee owner of the Tract 2 Parcel and is permanent in nature.

**REMAINDER OF PAGE BLANK.
SIGNATURES APPEAR ON FOLLOWING PAGE.**

I-2022-006378

08/05/2022 8:33am

Book 1851 Pg 655

Pg 0654-0657

Fee: \$24.00 Doc: \$0.00

Robin Slack - Osage County Clerk

State of OK

VIEW ADDITIONAL LAND RECORDS AT

OKCOUNTYRECORDS.COM

IN WITNESS WHEREOF, executed the day and year first above written.

"TRACT 1 OWNERS"



Claudia McGinnity

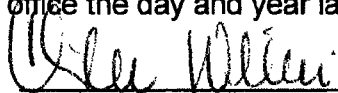


Thomas McGinnity

STATE OF OKLAHOMA)
COUNTY OF Tulsa) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 26 day of July, 2022, personally appeared Claudia and Thomas McGinnity, to me known to be the identical personS who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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



Notary Public

My Commission Expires:

9-13-23



I-2022-006378

08/05/2022 8:33am

Book 1851 Pg 656

Pg 0654-0657

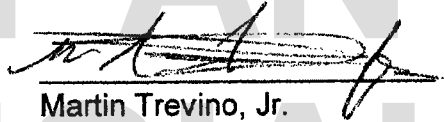
Fee: \$24.00 Doc: \$0.00

Robin Slack - Osage County Clerk
State of OK

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

IN WITNESS WHEREOF, executed the day and year first above written.

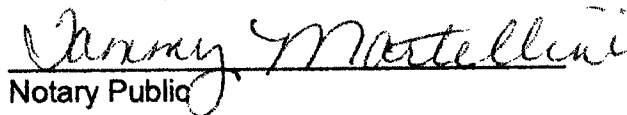
"TRACT 2 OWNERS"


Martin Trevino, Jr.

STATE OF TEXAS)
COUNTY OF COLLIN) ss.

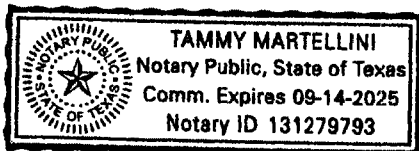
Before me, the undersigned, a Notary Public in and for said County and State, on this 26 day of July, 2022, personally appeared Martin Trevino, Jr., to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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


Notary Public

My Commission Expires:

9-14-25



I-2022-006378

08/05/2022 8:33am

Book 1851 Pg 657

Pg 0654-0657

Fee: \$24.00 Doc: \$0.00

Robin Slack - Osage County Clerk
State of OK

6065499.1

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM