

GENERAL WARRANTY DEED

THIS INDENTURE is made this 24th day of May, 2019, between ROLAND INVESTMENTS, LTD., Grantor(s) and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, Grantee.

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00) and other goods and considerations, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto Grantee, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

SEE EXHIBIT "A"

EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11)

And said Grantor, for themselves and their heirs, executors, and administrators, does hereby covenant, promise and agree to and with said Grantee, at the delivery of these presents that he(he) is lawfully seized in his(her) 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, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due; and that Grantor will WARRANT AND FOREVER DEFEND the same unto the said Grantee, its successors or assigns, against said Grantor, his(her) heirs and assigns and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 20th day of May, 2019

ROLAND INVESTMENTS, LTD.

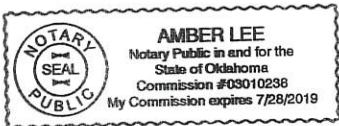
PHIL ROLAND

State of Oklahoma)

County of Tulsa) §

Before me, the undersigned Notary Public, in and for said County and State, on this 24th day of May, 2019, personally appeared PHIL ROLAND known to me to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he/she executed the same as his/her and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



Amber Lee
Notary Public

Approved as to Form:


Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

Engineer RT Checked: 5/28/19
Project: BA CREEK TRAIL 146020 Parcel 9.0

City Clerk



0 30 60
Scale 1 Inch / 60 Feet

PERMANENT RIGHT OF WAY Parcel: 9.0

Exhibit A

LEGAL DESCRIPTION:

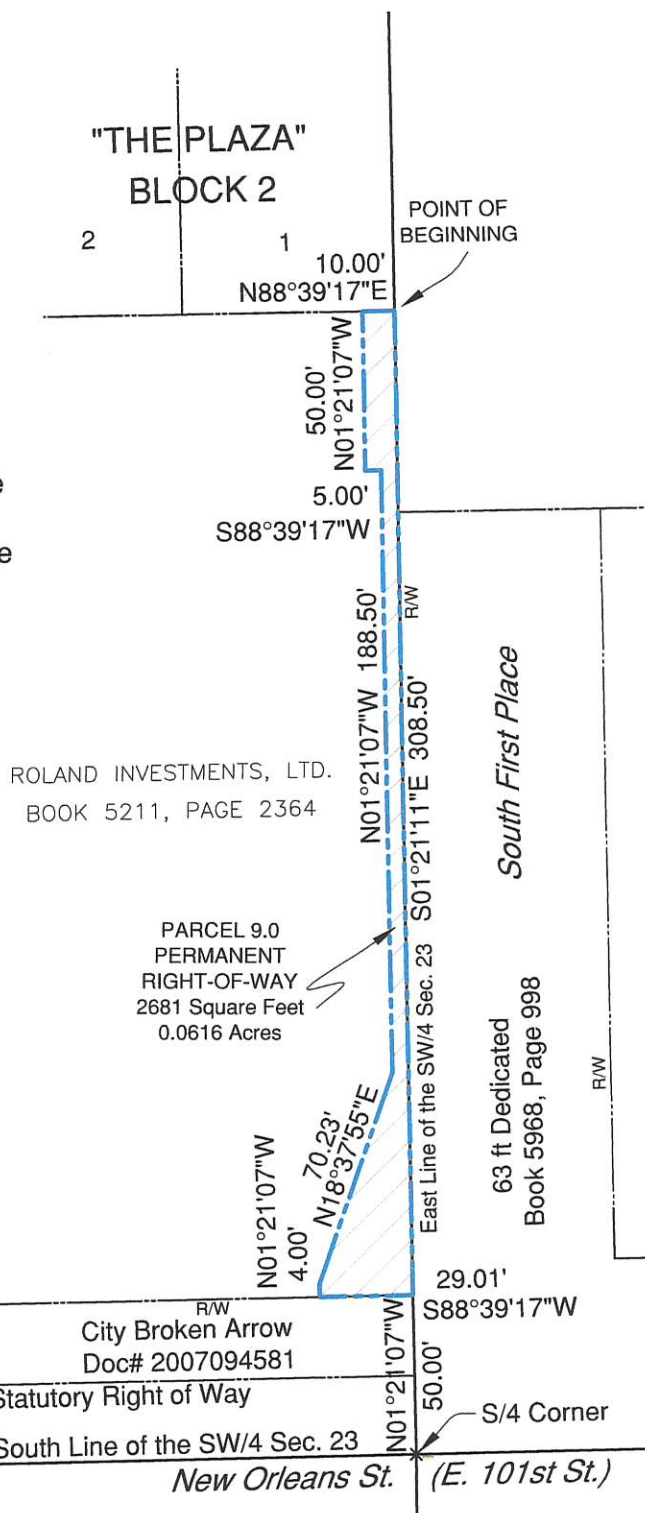
A tract of land that is a part of the Southeast Quarter of the Southwest Quarter (SE4 SW4) of Section 23, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows; Point of Beginning at the Southeast Corner of Lot 1 of Block 2 of "THE PLAZA" an addition to the City of Broken Arrow, filed as plat #4888 at the office of the Tulsa County Clerk; thence along the East Line of the Southwest Quarter of Section 23, S01°21'11"E a distance of 308.50 feet to a point on the North right of way line of a tract of land described and recorded as Document #2007094581 at the office of the Tulsa County Clerk; thence along said right of way and parallel with the South line of the Southwest Quarter of Section 23, S88°39'17"W a distance of 29.01 feet; thence N01°21'07"W a distance of 4.00 feet; thence N18°37'55"E a distance of 70.23 feet; thence N01°21'07"W a distance of 188.50 feet; thence S88°39'17"W a distance of 5.00 feet; thence N01°21'07"W a distance of 50.00 feet to a point on the South line of Lot 1, Block 2 of "THE PLAZA"; thence N88°39'17"E a distance of 10.00 feet to the Point of Beginning.

Having an area of 2681 square feet or 0.0616 acres.

Bearings based on the Oklahoma State Plane Grid Zone North.

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

Prepared by Russell M. Muzika, Oklahoma PLS No. 1603



GEODECA LLC
P.O.Box 330281, Tulsa, Ok. 74133
918 949 4064
CA # 5524 exp 6/30/2020

PERMANENT RIGHT OF WAY	Parcel: 9.0
Area: 2681 Sq. Ft. or 0.0616 Acres	Revision: 0
Owner: Roland Investments Ltd.	Date: August 23 2018
Address: New Orleans St. & S. First Pl.	