

**GENERAL WARRANTY DEED
Corporation Form**

THIS INDENTURE is made this 16 day of July, 2024, between MEMORIAL DRIVE, LLC and AMERICAN SOUTHWEST PROPERTIES INC., party of the first part, and CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the following described real estate situated in the County of Wagoner, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

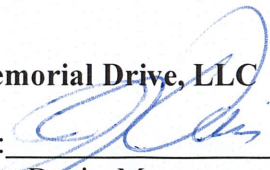
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its 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 of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name the day and year first above written.

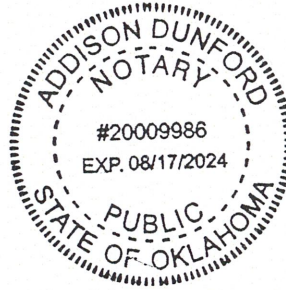
Memorial Drive, LLC

By: 
John Davis, Manager

American Southwest Properties, Inc. LLC

By: 
Jack Wright, President *Manager*

Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013



STATE OF Oklahoma)
) §
COUNTY OF Tulsa)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 16 day of July, 2024, personally appeared John Davis and Jack Wright to me known 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) free and voluntary act and deed, and as the 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 written above.

Addison Dunford
NOTARY PUBLIC

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

[Signature]
Assistant City Attorney

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

[Signature]
Michael L. Spurgeon, City Manager

Attest:

Engineer: BSS Checked: 10/9/24
Project: ST1931, 23rd St: Omaha-Albany, Parcel 6.0

[Signature]
City Clerk

Parcel No.: 6.0
Owner: MEMORIAL DRIVE, L.L.C.
County: Wagoner

Date Written: 2/21/2020
Last Revision: 2/14/2024

PERMANENT R/W
LEGAL DESCRIPTION

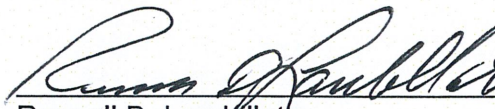
A tract of land that is part of Lot One (1), Block One (1), COUNTY LINE CENTER, a subdivision that is in the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Fifteen (15) East in the City of Broken Arrow, Wagoner County, State of Oklahoma, said tract of land being described as follows:

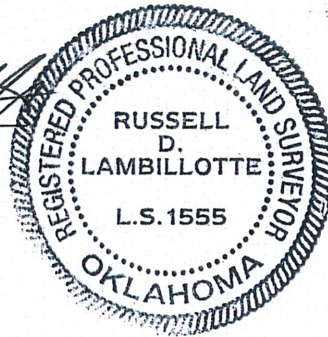
Beginning at the northwest corner of said Lot One (1), Block One (1), COUNTY LINE CENTER; thence S 1°22'05.95" E a distance of 628.02 feet; thence N 88°53'41.24" E a distance of 10.00 feet; thence N 1°22'05.95" W a distance of 628.02 feet; thence S 88°53'41.24" W a distance of 10.00 feet to the Point of Beginning;

said tract containing 6,280.08 square feet (0.14 acres), more or less.

I, Russell D. Lambillotte, of Isaacs Surveying Service, LLC, certify that the attached Permanent R/W legal description closes in accord with the existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

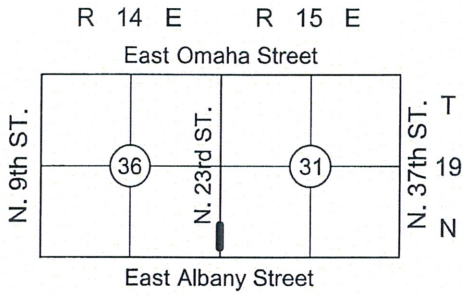
Isaacs Surveying Service, LLC
Russell D. Lambillotte


Russell D. Lambillotte
RPLS No. 1555, State of Oklahoma



2-20-24
Date

C.A. No. 7767
Expires: 06/30/25

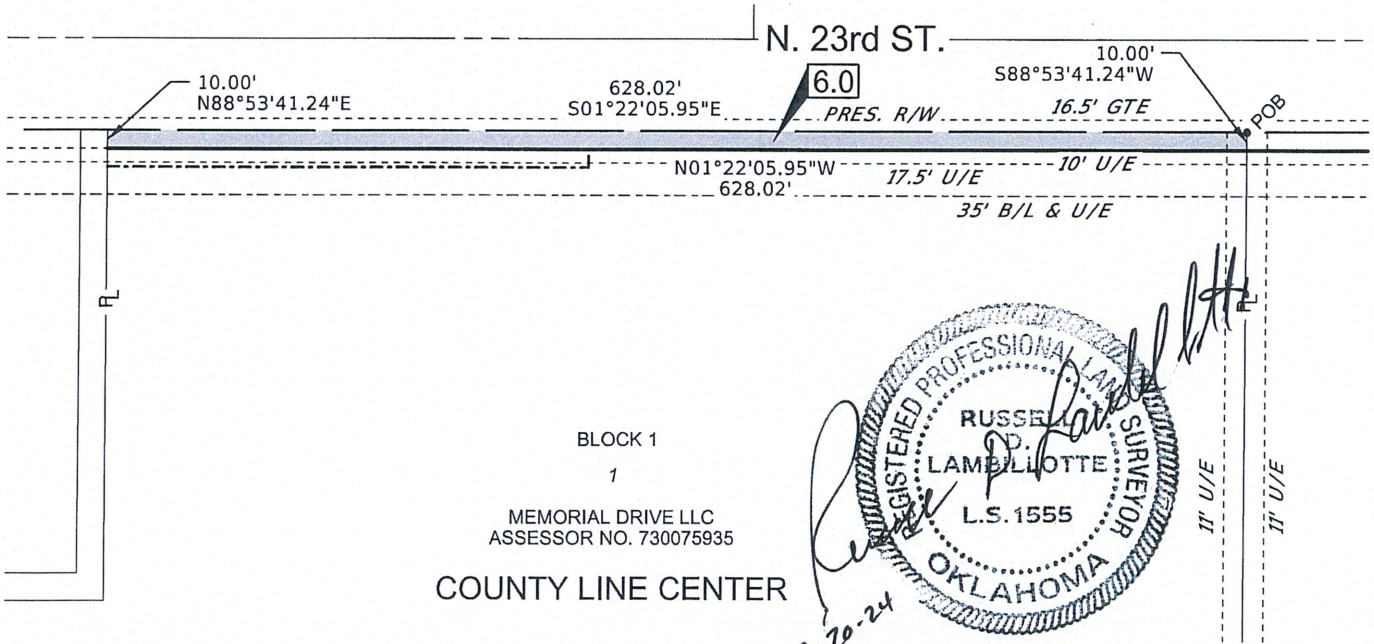


DATE DRAWN: 2-21-2020
 REVISED: 2-14-2024
 PROJECT: ST 1931
 23rd Street Improvements:
 Albany St. to Omaha St.

PARCEL NO.: 6.0
 COUNTY: Wagoner

LEGAL DESCRIPTION:
 A tract of land that is in the Southwest Quarter (SW/4) of Section
 Thirty One (31) T-19-N, R-15-E, I.B. & M.

PERMANENT R/W _____	6,280.08 s.f.	0.14 Acres
GEN. & UTIL. EASEMENT _____	0.00 s.f.	0.00 Acres
TEMP. CONST. EASEMENT _____	0.00 s.f.	0.00 Acres
DRAINAGE EASEMENT _____	0.00 s.f.	0.00 Acres



BLOCK 1
 1
 MEMORIAL DRIVE LLC
 ASSESSOR NO. 730075935
 COUNTY LINE CENTER

2-20-24

 11' U/E
 11' U/E



LEGEND
 PERMANENT R/W X.0