

**GENERAL WARRANTY DEED**

THIS INDENTURE is made this 28<sup>th</sup> day of July, 2021, between KYLE E AND REBECCA CAROL HUNT TRUST, 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 Tulsa, 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.

Kyle E and Rebecca Carol Hunt Trust

  
\_\_\_\_\_  
Kyle E Hunt, Co-trustee

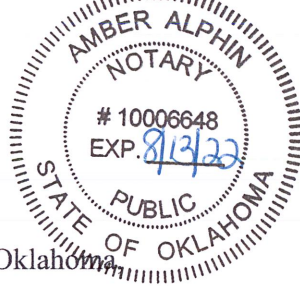
  
\_\_\_\_\_  
Rebecca Carol Hunt, Co-trustee

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 28<sup>th</sup> day of July, 2021, personally appeared Kyle E and Rebecca Carol Hunt, 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.



Amber Alphin  
NOTARY PUBLIC

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

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

[Signature]  
Assistant City Attorney

\_\_\_\_\_  
Michael L. Spurgeon, City Manager

Attest:

Engineer: RF Checked: 8/4/2021  
Project: ST2029, Houston: Olive-Aspen Roadway Imp. Parcel 13.0

\_\_\_\_\_  
City Clerk

Date Written: May 5, 2020  
Last Revision:

PARCEL NO. 13

13 FEE SIMPLE

A tract of land in the West Half of the Northwest Quarter (W/2 NW/4) of Section Sixteen(16) Township Eighteen (18) North, Range Fourteen (14) East, Tulsa County, State of Oklahoma, more particularly described, by metes and bounds as follows:

Commencing at the Northwest Corner of said Section 16; thence along the North line of said Section 16 N88°36'51"E a distance of 49.86 feet; thence S01°23'09"E a distance of 40.00 feet to a point on The South Right-of-Way of West Houston Street (East 81<sup>st</sup> Street South) and the Point of Beginning; thence along said South Right-of-Way N88°36'51"E a distance of 450.00 feet; thence continuing on said Right-of-Way S01°40'53"E a distance of 10.00 feet; thence S88°36'51"W a distance of 132.60 feet; thence S58°36'51"W a distance of 20.00 feet; thence S88°36'51"W a distance of 275.17 feet; thence S43°06'54"W a distance of 35.84 feet to a point on the East Right-of-Way of Olive Avenue (129<sup>th</sup> East Avenue); thence along said East Right-of-Way N01°11'31"W a distance of 45.56 feet to the Point of Beginning,

said tract containing 7,908.85 square feet, or 0.18 acres, more or less.

Real Property Certification

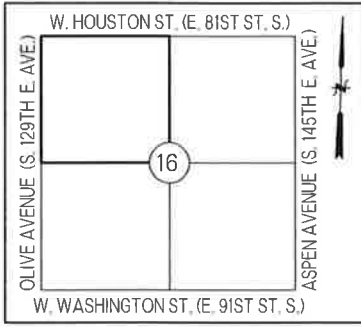
I, Mike Watson, L.S., Poe and Associates, Inc., certify that the attached Fee Simple closes in accord with existing records and is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

May 14, 2020  
Date

Mike Watson  
Mike Watson, L.S. 1516

Certificate of Authorization No. CA 541 P.E., L.S.  
Expiration Date 6-30-21

EXHIBIT A



JOB \_\_\_\_\_ PROJECT NO. ST2029  
 PARCEL NO. 13  
 COUNTY TULSA

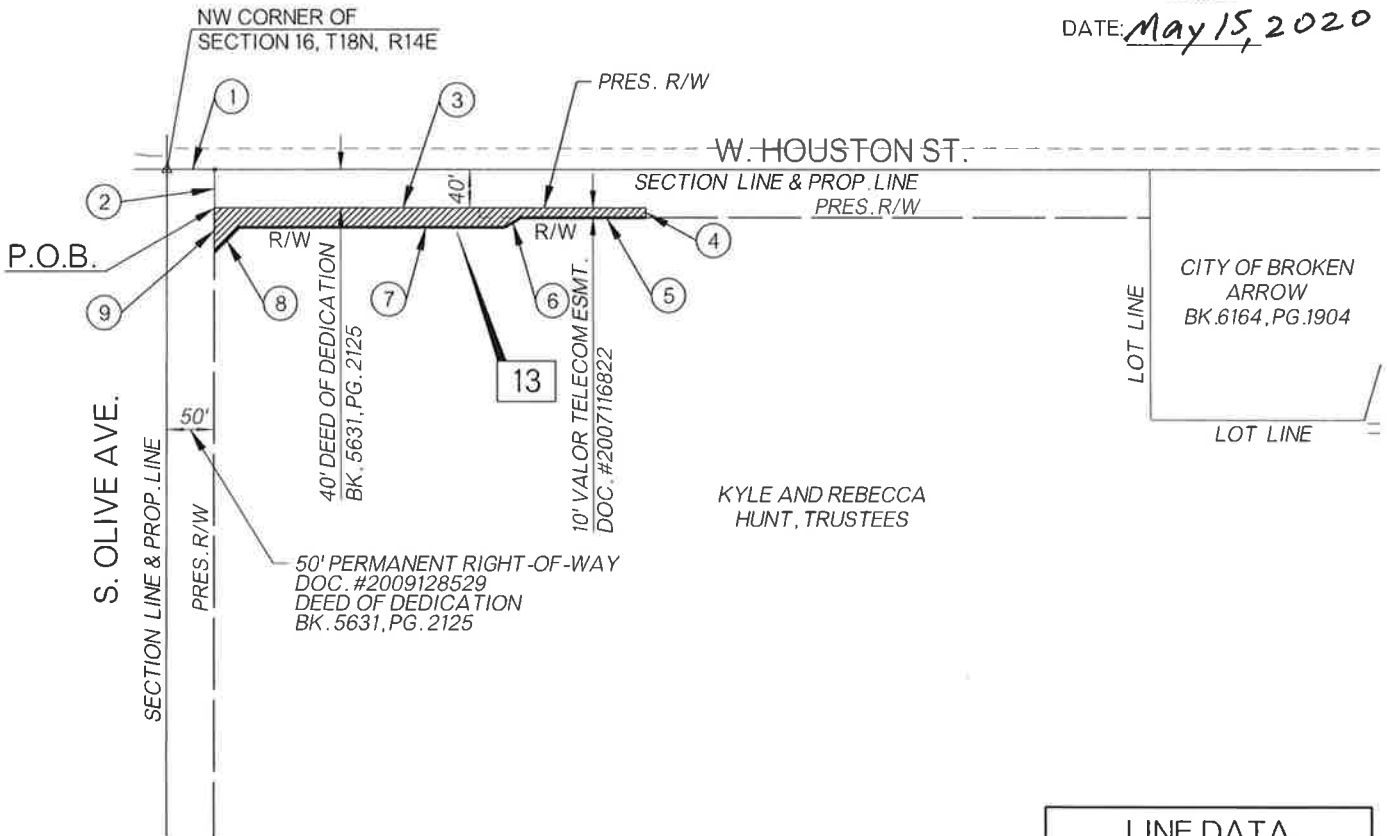
LEGAL DESCRIPTION

A TRACT OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION SIXTEEN(16) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, STATE OF OKLAHOMA.

	SEC 16 T 18 N R 14 E		
ORIGINAL AREA	3,395,228.42 S.F.	77.94	ACRES
EXISTING R/W	127,470.39 S.F.	2.93	ACRES
PERMANENT R/W	287.51 S.F.	0.18	ACRES
REMAINING AREA	3,259,849.18 S.F.	74.83	ACRES
UTILITY EASEMENT	---	---	ACRES
TEMP. EASEMENT	---	---	ACRES



DATE: May 15, 2020



KYLE AND REBECCA HUNT, TRUSTEES

LINE DATA		
	BEARING	DISTANCE
①	N88°36'51"E	49.86
②	S01°23'09"E	40.00
③	N88°36'51"E	450.00
④	S01°40'53"E	10.00
⑤	S88°36'51"W	132.60
⑥	S58°36'51"W	20.00
⑦	S88°36'51"W	275.17
⑧	S43°06'54"W	35.84
⑨	N01°11'31"W	45.56

BASIS OF BEARINGS:  
 THE BEARINGS SHOWN HEREIN OR HEREON ARE GRID BEARINGS DERIVED FROM THE NGS OKLAHOMA STATE PLANE COORDINATE SYSTEM.



NOTE: ALL SET CAPS WILL BE MARKED "POE & ASSOCIATES, INC."