

GENERAL WARRANTY DEED
Oklahoma Statutory Form

THIS INDENTURE is made this 9th day of February , 2017, between
 GCM MG, LLC
Grantor(s), and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation,
Grantee.

WITNESSETH, that for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells and conveys unto Grantee, its successors or assigns, all of the following described real estate located 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, Grantor, its successors and assigns, does hereby covenant, promise and agree to and with Grantee that, at the delivery of these presents it is 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 real estate 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, EXCEPT: easements and rights-of-way of record; building and use restrictions of record; special assessments not yet due; mineral conveyances and reservations of record (if any); and oil, gas and mineral leases of record (if any) and the Grantor will **WARRANT AND FOREVER DEFEND** the same unto the said Grantee, its successors or assigns, against said Grantor(s), their heirs and assigns every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has/have hereunto set their hand the day and year above written.

By: [Signature]
McCrary Lowe, Manager

STATE OF OKLAHOMA)
)§
COUNTY OF Tulsa)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of February , 2017, personally appeared McCrary Lowe , to me known to be identical person(s) who executed the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth.



GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 9/29/18
My Commission Number: 14008792

[Signature]
Notary Public

Approved as to Form:
 [Signature]
Assistant City Attorney

Approved as to Substance:

Craig W. Thurmond, Mayor

Attest:

City Clerk

Engineer [Signature] Checked: 03/15/17
23rd Street ST0914 Parcel # 7

Exhibit "A"

Parcel 7.0

A tract of land being a part of the North 236.50 feet of Lot One (1), Block Two (2), Oak Creek Park, An addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, more particularly described as follows:

Beginning at the Southwest corner of said North 236.50 feet of Lot One, Block Two, Oak Creek Park; thence North 01°10'41" West, a distance of 76.26 feet; thence North 90°00'00" East, a distance of 10.00 feet; thence South 01°10'41" East, a distance of 76.26 feet; thence South 90°00'00" West, a distance of 10.00 feet to the Point of Beginning, containing 763 square feet or 0.02 acres, more or less.

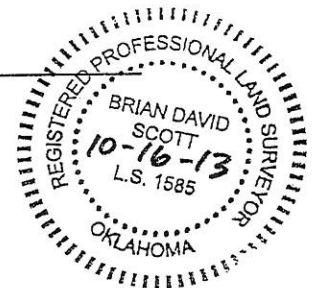
Basis of bearing is an assumed bearing of North 01°10'41" West along the West line of the SW/4 of Section 7, T-18-N, R-15-E

This property description was prepared on October 15th, 2013 by Brian D. Scott, Licensed Professional Land Surveyor No. 1585

Prepared for: Mehlburger Brawley



Brian D. Scott, PLS #1585
205 Dover Road
Muskogee, Oklahoma 74403
Wk 918.781.3066



Kenosha St. (E. 71st St. So.)

JOB 26308 PIECE 04

PARCEL NO. 7.0

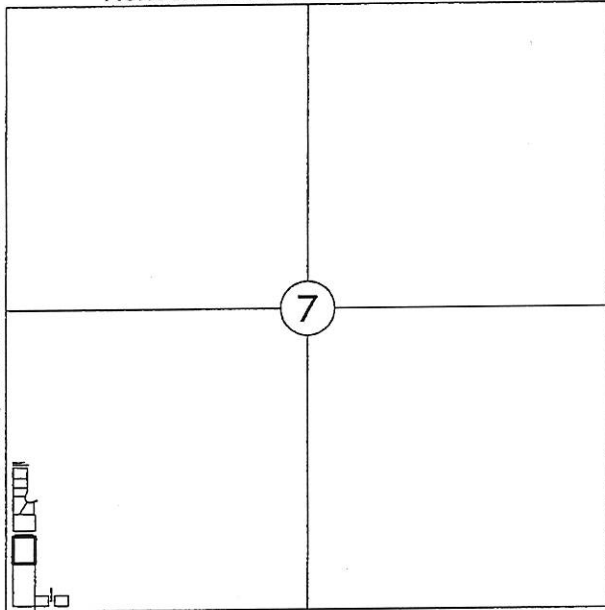
COUNTY: WAGONER

PROJECT: 23rd Street Improvements
- Kenosha to Houston

TOTAL PROPERTY DESCRIPTION: NORTH 236.50 FT.
OF LOT ONE (1), BLOCK TWO (2), OAK CREEK
PARK, AN ADDITION TO THE CITY OF BROKEN
ARROW, WAGONER COUNTY, OKLAHOMA

SEC. 7, T-18-N, R-15-E

23rd St. (S. 193rd E. Ave.)



Houston St. (E. 81st St. So.)

SCALE 1" = 1600'

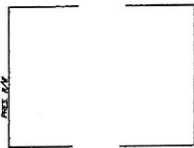
BEFORE GROSS	45,209.34 SQ. FT.	1.04 ACRES
EXISTING R/W	0.00 SQ. FT.	0.00 ACRES
PERMANENT R/W	762.63 SQ. FT.	0.02 ACRES
REM IN QTR	44,446.61 SQ. FT.	1.02 ACRES
PERPETUAL EASEMENT	0.00 SQ. FT.	0.00 ACRES
TEMP R/W	0.00 SQ. FT.	0.00 ACRES
TEMP R/W	0.00 SQ. FT.	0.00 ACRES

SECTION LINE (23RD ST./S. 193RD E. AVE.)

1/16 SEC. LINE

24.75' STATUTORY R/W

SEE EXHIBIT "A" PARCEL 7.0 FOR LEGAL DESCRIPTION



E. FT WORTH STREET

N90°00'00"E 10.00' PREPARED FOR: MEHLBURGER BRAWLEY

S07°10'41"E 76.26'

N07°10'41"W 76.26'

S90°00'00"W 10.00'

POINT OF BEGINNING

Brian David Scott

BRIAN D. SCOTT, PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1585



SURVEYOR

BRIAN DAVID SCOTT, P.L.S. #1585
205 Dover Road
Muskogee, Oklahoma 74403
Wk 918.781.3066 Fax 918.686.0576
Email: brianscottpls@gmail.com



1/16 SEC. LINE

SECTION LINE (HOUSTON STREET/E. 81ST ST. SO.)

SCALE: 1"=200'

FIGURE 7.0