

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 17<sup>th</sup> day of March, 2021, between ALAN AND BRENDA MILLER, husband and wife, 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).

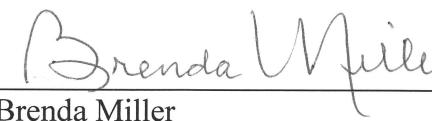
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

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.



\_\_\_\_\_  
Alan Miller



\_\_\_\_\_  
Brenda Miller

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 17th day of March, 2021, personally appeared Alan and Brenda Miller, 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.



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

## Assistant City Attorney

Ruth B. Mankos  
NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

Engineer: RTS Checked: 3/24/2021  
Project: ST2035, Albany: 23<sup>rd</sup> – 37<sup>th</sup> Street, Parcel 5.0

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## City Clerk

**EXHIBIT A**  
**FEE SIMPLE RIGHT OF WAY**  
Parcel No. 5.0  
Wagoner County, Oklahoma

A parcel of land located in the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Fifteen (15) East of the Indian Base and Meridian in Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Thirty-one (31) thence S88°53'56"W along the South line of said section a distance of 130.42 feet to a point; thence N01°06'04"W a distance of 24.75 feet to the POINT OF BEGINNING

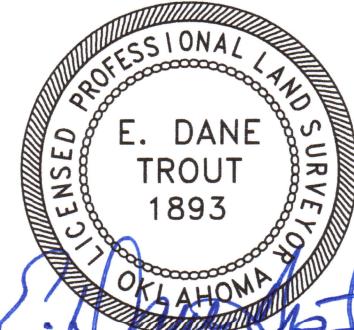
Thence S88°53'56"W a distance of 2501.49 feet to a point; thence N01°37'03"W a distance of 25.25 feet to a point; thence N88°53'56"E a distance of 2255.70 feet to a point; thence N58°53'56"E a distance of 30.00 feet to a point; thence N88°53'56"E a distance of 260.01 feet to a point; thence S43°42'10"W a distance of 56.73 feet to the POINT OF BEGINNING.

Said parcel of land contains 67,465.18 square feet, being 1.549 acres, more or less.

Bearings are Grid North based on the Oklahoma State Plane Coordinate System South Zone NAD83 (2011).

Real Property Certification

I, E. Dane Trout, certify that the attached legal description 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.

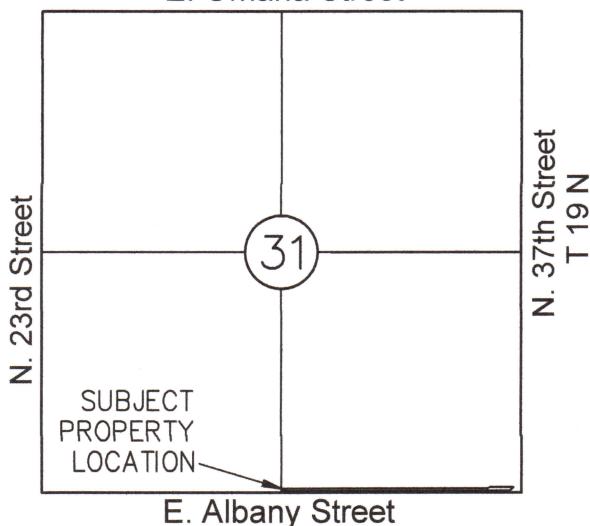


E. Dane Trout  
Oklahoma P.L.S. #1893  
Oklahoma CA No. 7312  
Expires 06-30-2021

8-28-20  
Date

## Exhibit "A"

R 15 E  
E. Omaha Street



BEFORE GROSS  
EXISTING R/W  
PERMANENT R/W  
REM IN QTR  
PERMANENT EASEMENT  
TEMP CONST EASEMENT

## TOTAL PROPERTY

TOTAL PROPERTY		
	0.00 SF	0.000 ACRES
	0.00 SF	0.000 ACRES
	67,465.18 SF	1.549 ACRES
	0.00 SF	0.000 ACRES
	0.00 SF	0.000 ACRES
	0.00 SF	0.000 ACRES

1" = 100'

SEC. 31  
T-19-N, R-15-E

Alan W. and Brenda K. Miller  
Trustee's Deed  
Bk. 2167, Pg. 517  
Unplatted

Exist. R/W

1/4 SEC. LINE

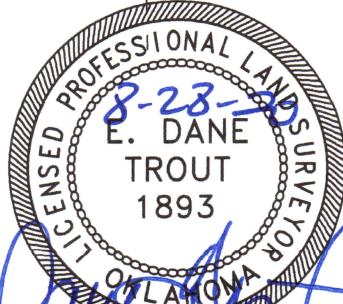
E. ALBANY ST.  
Unplatted  
Betty Ann Mockley 1992 Revocable Trust  
Trustee's Deed  
Bk. 2310, Pg. 395  
SEC. 6  
T-18-N, R-15-E

L2 L3 L4 L5 L6 POB  
130.42'  
S88°53'56"W

24.75'  
N01°06'04"W

POC 1/2" Iron Pin  
SW Corner SW/4,  
Sec. 31 T-19-N, R-15-E

N. 37th ST.



E. Dane Trout  
Oklahoma P.L.S. #1893

LINE TABLE					
L1	S88°53'56" W	2501.49'	L4	N58°53'56" E	30.00'
L2	N01°37'03" W	25.25'	L5	N88°53'56" E	260.01'
L3	N88°53'56" E	2255.70'	L6	S43°42'10" W	56.73'

The logo for Trout Land Surveying, LLC. It features a circular compass rose with cardinal and intercardinal directions (N, S, E, W, NE, SE, SW, NW) in a serif font. To the left of the compass is the word "TROUT" in a large, bold, sans-serif font. To the right of the compass is the company name "LAND SURVEYING, LLC" in a large, bold, sans-serif font. Below the compass rose is the address "918.734.3423 • 7020 S. Yale Ave. Tulsa, OK 74136" and the license number "CA 7312 (LS) 6/30/2021" in a smaller, sans-serif font.