



Tulsa County Clerk - Michael Willis

Doc # 2019120289 Page(s): 2 Recorded 12/31/2019 02:20:41 PM

Receipt # 19-72667 Fees: \$20.00

SPECIAL WARRANTY DEED

AVB Bank, (formerly Arkansas Valley State Bank), an Oklahoma Banking Corporation, hereinafter "Grantor", in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by the Grantee named herein, the receipt and adequacy of which are hereby acknowledged, has GRANTED AND CONVEYED, and by these presents does GRANT AND CONVEY, with Special Warranty, unto THE CITY OF BROKEN ARROW, a Municipal Corporation (hereinafter "Grantee"), whose address is _____, Broken Arrow, Ok. 7401 __, the following real property situated in the county of Tulsa, State of Oklahoma (the "Property"):

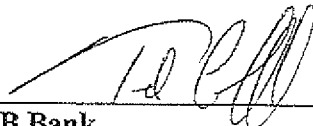
LOTS 1, 2, 3, 4 and 5, all in BLOCK 55, ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma.

The Property is hereby conveyed in "as is" condition subject to all latent and patent defects or conditions and, except as otherwise provided by law, WITHOUT WARRANTY, EXPRESS OR IMPLIED, regarding its condition or fitness for a particular purpose.

Grantor hereby warrants title against all acts of Grantor, and none others, subject to liens securing the payment of ad valorem taxes for the current and all subsequent years, all assessments, reservations (including mineral reservations), outstanding mineral royalties and/or interests, rights-of-way, easements, covenants, conditions, restrictions, and all similar matters of record in the County Clerk's Office of Tulsa County, Oklahoma, and applicable to the Property, and all visible and apparent easements on the ground.

Executed in the County of Tulsa, Oklahoma, this 31st day of DECEMBER, 2019.

GRANTOR:



 AVB Bank

By: Ted Cundiff, President

ACKNOWLEDGMENT

[illegible]

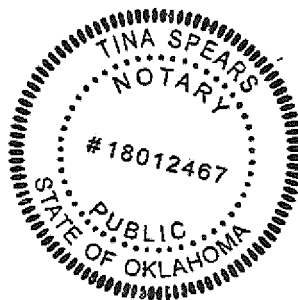
Before me the undersigned, a Notary Public, in and for said County and State, on this 31st day of DECEMBER, 2019 personally appeared Ted Cundiff, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as President of AVB Bank (formerly Arkansas Valley State Bank) and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth as owner of the lots set forth opposite the name of the corporation.

In Witness Whereof, I hereunto set my official signature and affix my notarial seal the day and year last above written.

MY COMMISSION EXPIRES:

December 17, 2022

Tina Spauls
Notary Public



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

L. Early 1/17/2020
Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

Engineer RDH Checked: 1/17/2020
Project: 161715, Future public parking Creative Arts Center

City Clerk