

**GENERAL WARRANTY DEED
Corporation Form**

THIS INDENTURE is made this 1st day of April, 2026, between **TULSA HABITAT FOR HUMANITY, 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 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.

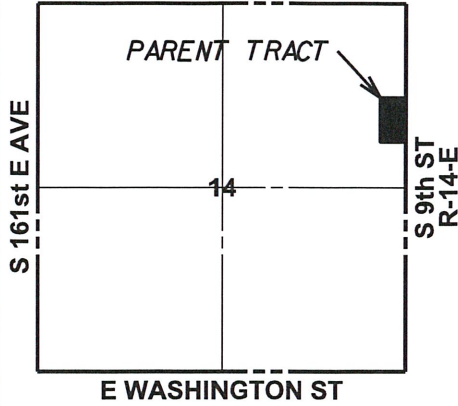
IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name the day and year first above written.

Tulsa Habitat for Humanity, Inc.

By: 
Pamela Fields, Chief Operating Officer

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

T-18-N
E HOUSTON ST



Parcel No.: 13.0
County: Tulsa
Legal Description: See Exhibit "A"
Project Number: ST2027

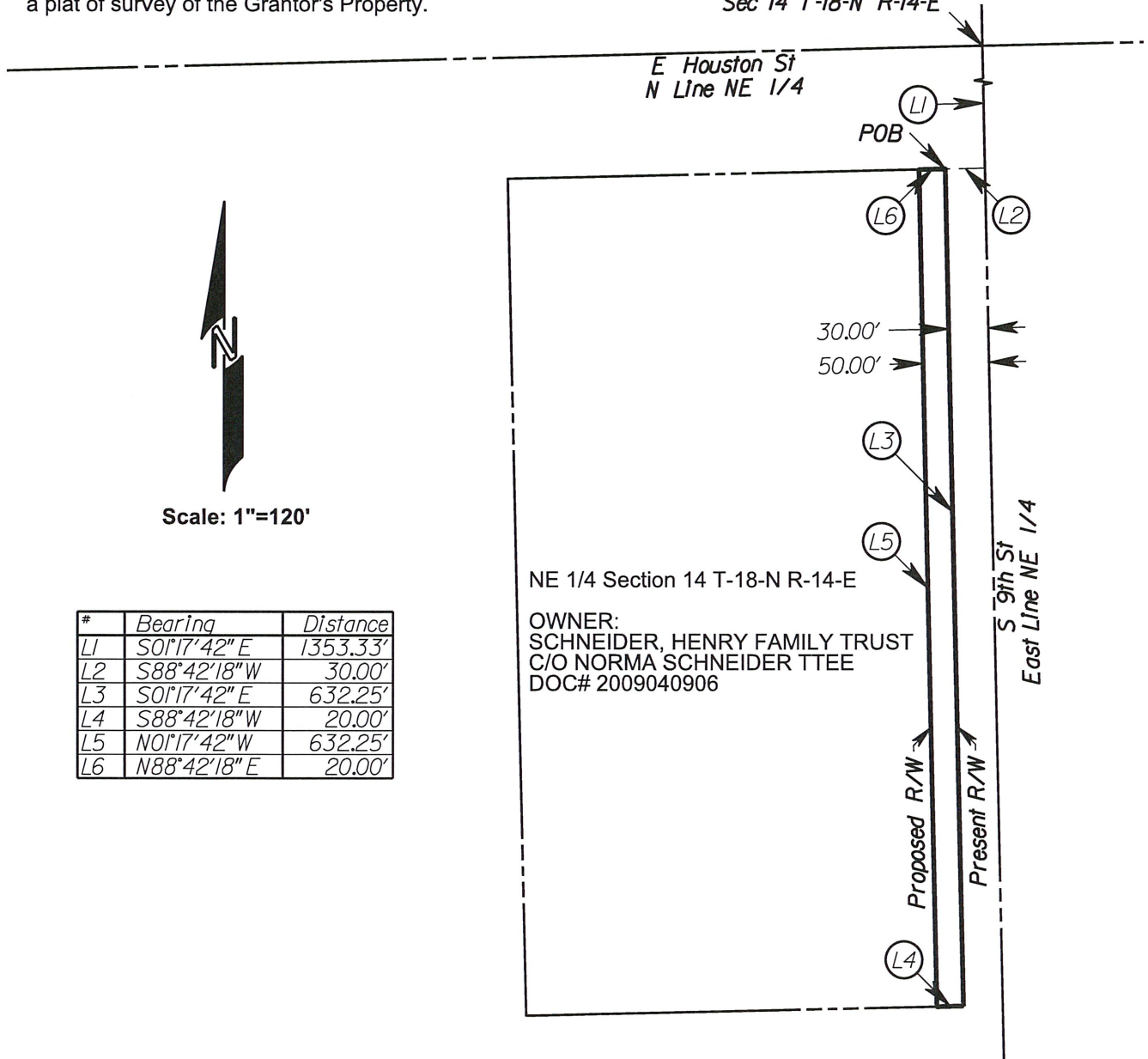
LEGEND
POB - Point of Beginning
POC - Point of Commencement
SPC - State Plane Coordinates
R/W - Right-of- Way

Tract Area	210,264	S.F.	4.83 Acres
Existing R/W	-	S.F.	- Acres
Proposed R/W	12,645	S.F.	0.29 Acres
Rem in Tract	197,619	S.F.	4.54 Acres
Perpetual Easement	-	S.F.	- Acres
Temp Construction Easement	-	S.F.	- Acres
Drainage Easement	-	S.F.	- Acres

EXHIBIT NOTES

1. This Exhibit is a sketch descriptive only of size, shape and location of the proposed Right-of-Way easement and does not constitute a plat of survey of the Grantor's Property.

POC NE Corner NE 1/4
Sec 14 T-18-N R-14-E



Scale: 1"=120'

#	Bearing	Distance
L1	S01°17'42" E	1353.33'
L2	S88°42'18" W	30.00'
L3	S01°17'42" E	632.25'
L4	S88°42'18" W	20.00'
L5	N01°17'42" W	632.25'
L6	N88°42'18" E	20.00'

NE 1/4 Section 14 T-18-N R-14-E

OWNER:
SCHNEIDER, HENRY FAMILY TRUST
C/O NORMA SCHNEIDER TTEE
DOC# 2009040906

EXHIBIT "A"

PROPOSED PERMANENT RIGHT-OF-WAY

PARCEL 13.0

CITY PROJECT NO. ST2027

PROPOSED RIGHT-OF-WAY LEGAL

A parcel of land lying in the NE 1/4 of Section 14, Township 18 North, Range 14 East, City of Broken Arrow, Tulsa County, State of Oklahoma, said parcel being more particularly described as follows:

Commencing at the NE Corner of said Section 14; thence a distance of 1353.33 feet, on a bearing of S01°17'42"E (being the basis of bearings for this description) along the East line of said NE 1/4; thence a distance of 30.00 feet, on a bearing of S88°42'18"W to a point on the present Westerly Right-of-Way line for South 9th Street same being a line 30.00 feet West of and parallel with the East line of said NE 1/4 as well as the Point of Beginning; thence S01°17'42"E along said present Westerly Right-of-Way line and parallel line, a distance of 632.25 feet; thence S88°42'18"W, a distance of 20.00 feet to a point on a line being 50.00 feet West of and parallel with the East line of said NE 1/4; thence N01°17'42"W along said parallel line, a distance of 632.25 feet; thence N88°42'18"E, a distance of 20.00 feet to the Point of Beginning.

Said parcel containing 12,645 square feet, or 0.29 acre more or less and being subject to all easements and Rights-of-Way of record.

SURVEYOR'S CERTIFICATE

I, Carey E. Harris, PLS, Keystone Engineering and Land Surveying, Inc., certify that the attached legal description closes in accord with existing records, is a true representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

Witness my hand and seal this 2nd day of February 2021.



Carey E. Harris, P.L.S. #1719

C.A. No.: 5877

Expires: 6/30/21