

**GENERAL WARRANTY DEED
Oklahoma Statutory Form**

THIS INDENTURE is made this 21st day of February, 2017, between East Kenosha Development 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 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, 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: Joe Adwon
Joe Adwon, ~~President~~ Manager

STATE OF OKLAHOMA)
)§
COUNTY OF Tulsa)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 21st day of February, 2017, personally appeared Joe Adwon, President Manager, 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: 09/29/2018

Pam Hansel
Notary Public



Approved as to Form:
[Signature]
Assistant City Attorney

Approved as to Substance:

Craig W. Thurmond, Mayor

Attest:

City Clerk

Engineer [Signature] Checked: 03/13/17
23rd Street ST0914 Parcel # 20

Exhibit "A"

Parcel 20.0

A part of E/2 of the NE/4 of Section 12, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

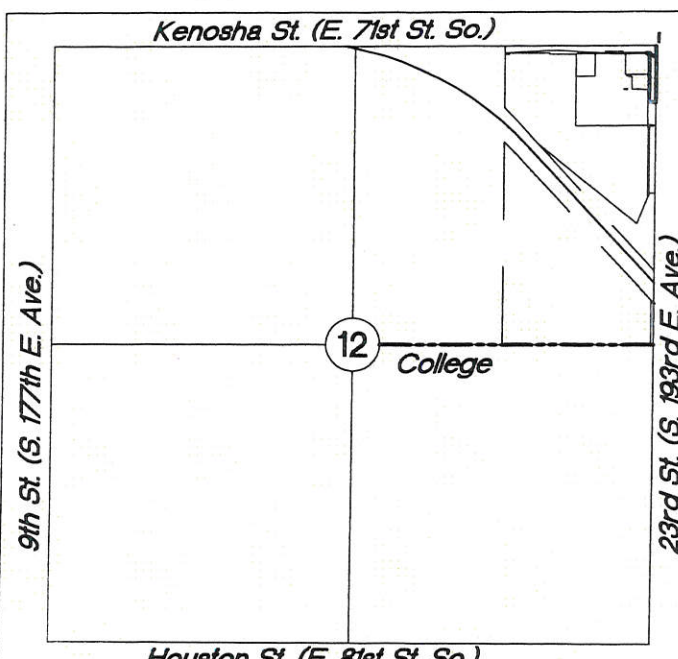
Commencing at the Southeast Corner of said E/2 NE/4; thence South 88°46'52" West, along the South line of said E/2 NE/4, a distance of 170.00 feet to the POINT OF BEGINNING; thence continuing South 88°46'52" West, along said south line of said E/2 NE/4, a distance of 511.48 feet; thence North 01°13'08" West, a distance of 60.00 feet; thence North 88°46'52" East and parallel with the said south line of the E/2 NE/4, a distance of 510.52 feet to a point on the West line of Highway Easement dedicated to the State of Oklahoma, recorded in Book 3857, Page 104, in Tulsa County; thence South 02°08'18" East along said west line of said Highway Easement, a distance of 60.01 feet to the POINT OF BEGINNING, containing 30,660 square feet or 0.70 acres, more or less.

Basis of Bearing is an assumed bearing of South 88°46'52" West along the South line of E/2 of the NE/4 of Section 12, Township 18 North, Range 14 East in Tulsa County, Oklahoma

Prepared for: Menlburger Brawley


Professional Land Surveyor No. 1107





JOB 26308 PIECE 04
 PARCEL NO. 20.0
 COUNTY: TULSA
 PROJECT: 23rd Street Improvements
 - Kenosha to Houston

TOTAL PROPERTY DESCRIPTION: E/2 OF THE
NE/4

SEC. 12, T-18-N, R-14-E

SCALE 1" = 1600'

BEFORE GROSS	1,422,669.60 SQ. FT.	32.66 ACRES
EXISTING R/W	80,104.67 SQ. FT.	1.84 ACRES
PERMANENT R/W	30,660.04 SQ. FT.	0.70 ACRES
REM IN QTR	1,311,904.83 SQ. FT.	30.12 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

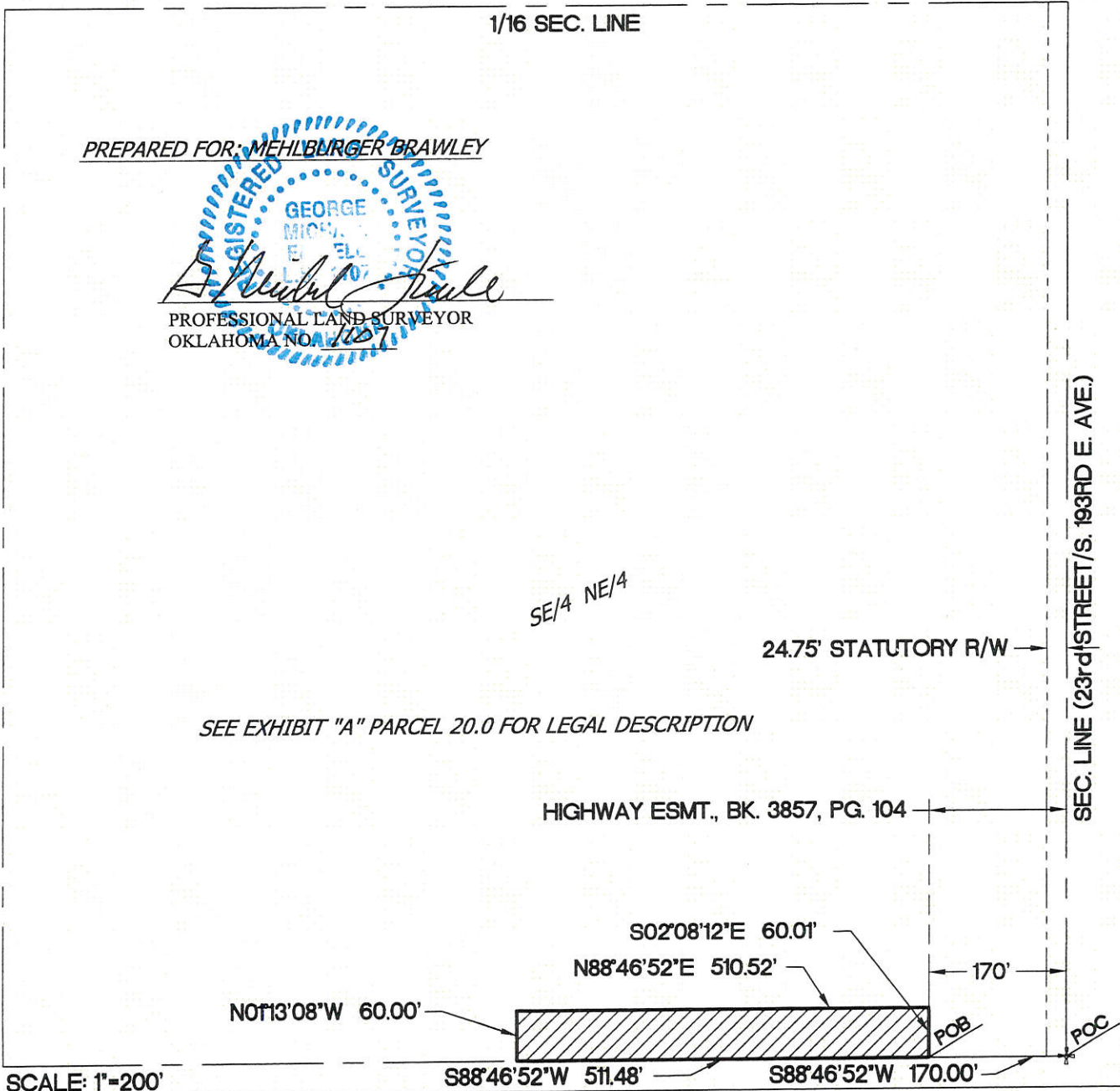


FIGURE 20.0