

GENERAL WARRANTY DEED

THIS INDENTURE is made this 26 day of March, 2021, between WILLIAM B. AND MARISA ANN ROGERS, 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:

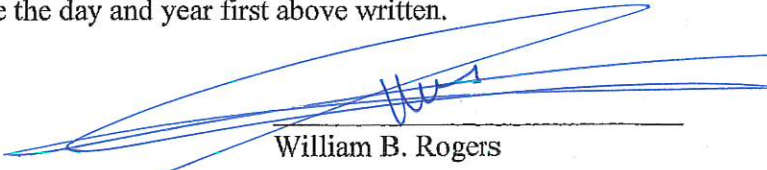
SEE EXHIBIT "A"

EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

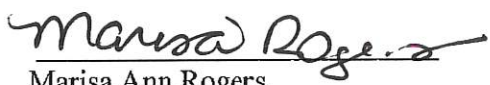
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

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.



William B. Rogers



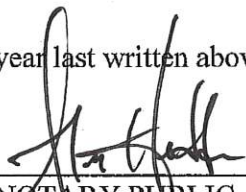
Marisa Ann Rogers

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 25 day of MARCH, 2021, personally appeared WILLIAM B. AND MARISA ANN ROGERS, 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.


Alan Hedden
Notary Public
Commission # 13009792
State of Oklahoma
Expires 10.24.2021


NOTARY PUBLIC

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


Assistant City Attorney

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


Michael L. Spurgeon, City Manager

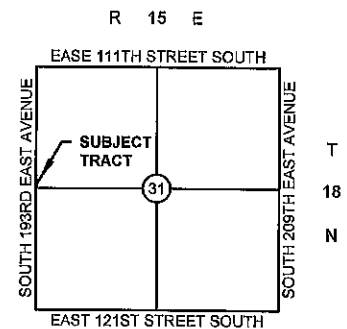
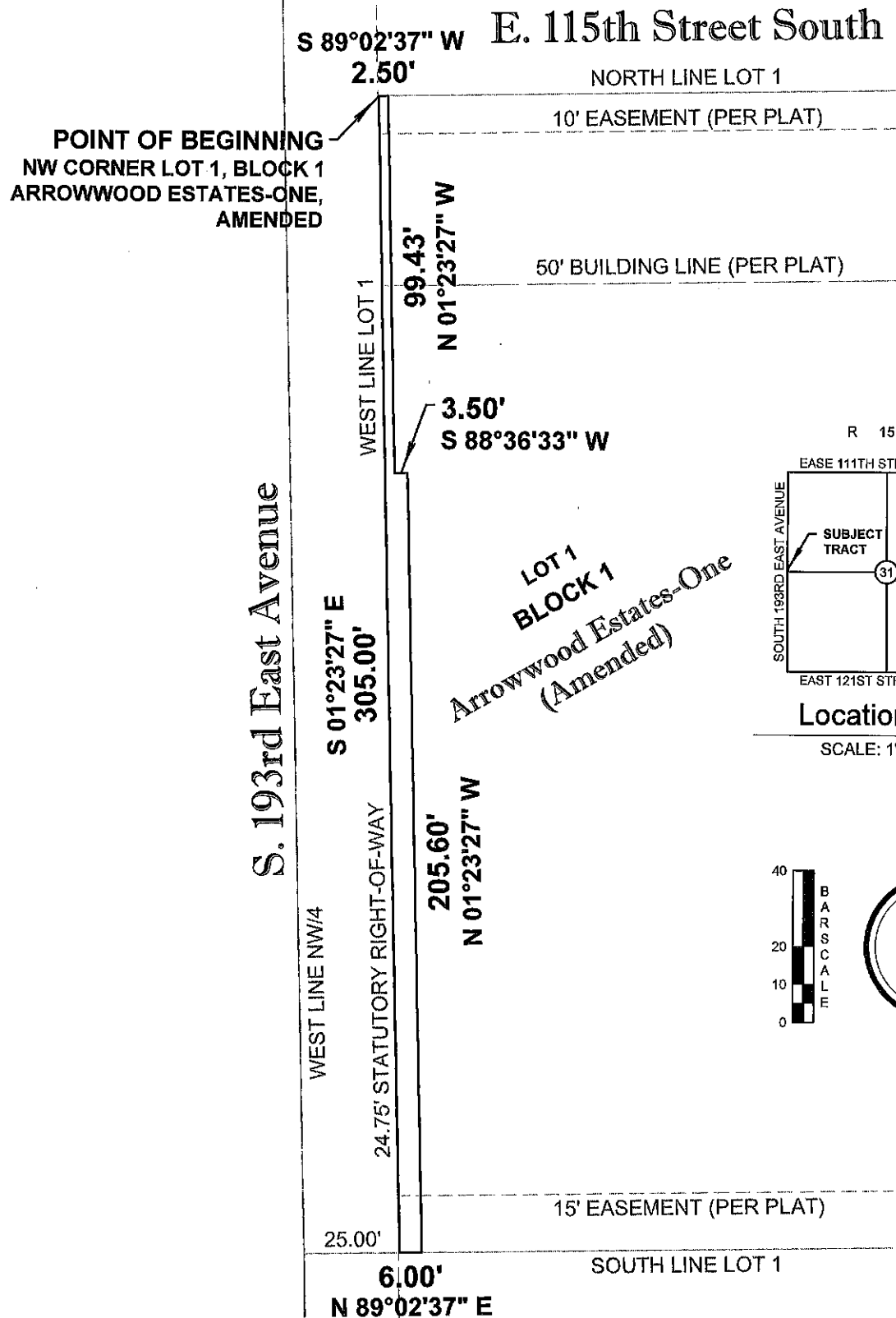
Attest:

Engineer: RT Checked: 4/9/2021
Project: ST1943 115th St/23rd St Multiuse Sidewalk Parcel 1


City Clerk

EXHIBIT A

EXHIBIT OF LEGAL DESCRIPTION



Location Map

SCALE: 1"=4000'

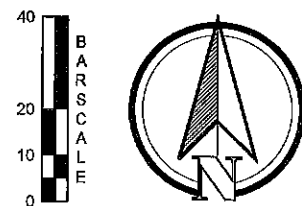


EXHIBIT A

LEGAL DESCRIPTION

Legal Description

A PART OF LOT 1, BLOCK 1, ARROWWOOD ESTATES-ONE, AMENDED, BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AS RECORDED IN THE OFFICE OF THE WAGONER COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ARROWWOOD ESTATES-ONE, AMENDED, BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AS RECORDED IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE S 01° 23' 27" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 305.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 89° 02' 37" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 6.00 FEET; THENCE N 01° 23' 27" W, PARALLEL WITH AND 6.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 205.60 FEET; THENCE S 88° 36' 33" W A DISTANCE OF 3.50 FEET; THENCE N 01° 23' 27" W, PARALLEL WITH AND 2.50 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 99.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE S 89° 02' 37" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 2.50 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 0.03 ACRES / 1,482.08 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON APRIL 15, 2019 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING S 01° 23' 27" E, ALONG THE WEST LINE OF LOT 1, BLOCK 1, ARROWWOOD ESTATES-ONE, AMENDED, BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AS RECORDED IN THE OFFICE OF THE WAGONER COUNTY CLERK.

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



AJ
ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

4.15.19

