

GENERAL WARRANTY DEED

This Indenture: Made this 31st day of April, 2019, between DAWSON ENTERPRISES, LLC, an Oklahoma limited liability company, party of the first part, hereinafter called Grantor and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, party of the second part, hereinafter called Grantee.

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00) and other goods and considerations, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto Grantee, their heirs and assigns, all 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)

And said Grantor, for themselves and their heirs, executors, and administrators, does hereby covenant, promise and agree to and with said Grantee, at the delivery of these presents that he(he) is lawfully seized in his(her) 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 and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due; and that Grantor will WARRANT AND FOREVER DEFEND the same unto the said Grantee, its successors or assigns, against said Grantor, his(her) heirs and assigns and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 27th day of April, 2019

DAWSON ENTERPRISES, LLC

By: Rita Dawson
Rita Dawson, Managing Member


State of Oklahoma)
County of Tulsa) §

Before me, the undersigned Notary Public, in and for said County and State, on this 24th day of April, 2019, personally appeared RITA DAWSON known to me 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 and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



KAREN L. PAX
Notary Public
Wagoner County
State of Oklahoma
Commission # 01003514
Expires: April 11, 2021


Notary Public

Approved as to Form:


Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

Engineer RTG Checked: 5/2/19
Project: 37th St: Albany-Houston, ST1413, Parcel 10

City Clerk

EXHIBIT "A"
Dawson Enterprise L.L.C.
RIGHT OF WAY AQUISITION

LEGAL DESCRIPTION:

A tract of land lying in the Southeast Quarter Section 7, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, Oklahoma, being more particularly described as follows:

The west 25.25 feet of the east 50 feet of the of said Southeast Quarter except the north 320 feet and except Creek Turnpike Right of Way and except existing right of way.

Said lands lying in the City of Broken Arrow, Wagoner County, Oklahoma and containing 10,033 square, feet more or less.

This description was prepared on August 31, 2016 by Kevin J. Ingram, PLS Oklahoma Licensed Surveyor No. 1717
Basis of Bearings: Oklahoma Coordinate System 1983, North Zone Being N01°23'03"W along the east line of the SE ¼ of Sec. 7, T18N, R15E, I.M.

Kevin J. Ingram, PLS
MKEC Engineering, Inc.
1000 W. Wilshire Blvd., Suite 401
Oklahoma City, OK 73116
405-842-8558
Certificate of Authorization Number CA 2958, Expires June 30, 2017



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including, but not limited to, all
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the express consent of MKEC.

Oklahoma City, OK 405-842-8558
CA - 2958 EXP. 6-30-2017

<div>CITY OF BROKEN ARROW Where opportunity lives</div>	PARCEL:RIGHT OF WAY	PROJECT NO.1603010067
	DRAWING:TRACT MAP 10a	PAGE: 1 of 2
	REV: Typo in Name 10/13/16	DATE:AUGUST 2016
		DRAWN BY:DSN
		SCALE:1:100
		CHK'D BY:JCM

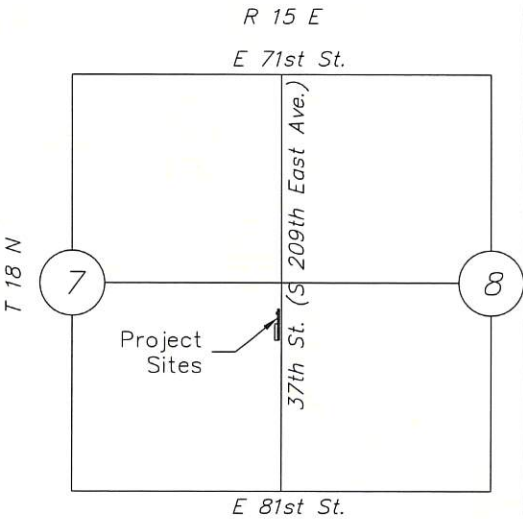
EXHIBIT "A"
Dawson Enterprise L.L.C.
RIGHT OF WAY AQUISITION

OWNER:
Dawson Enterprise L.L.C.

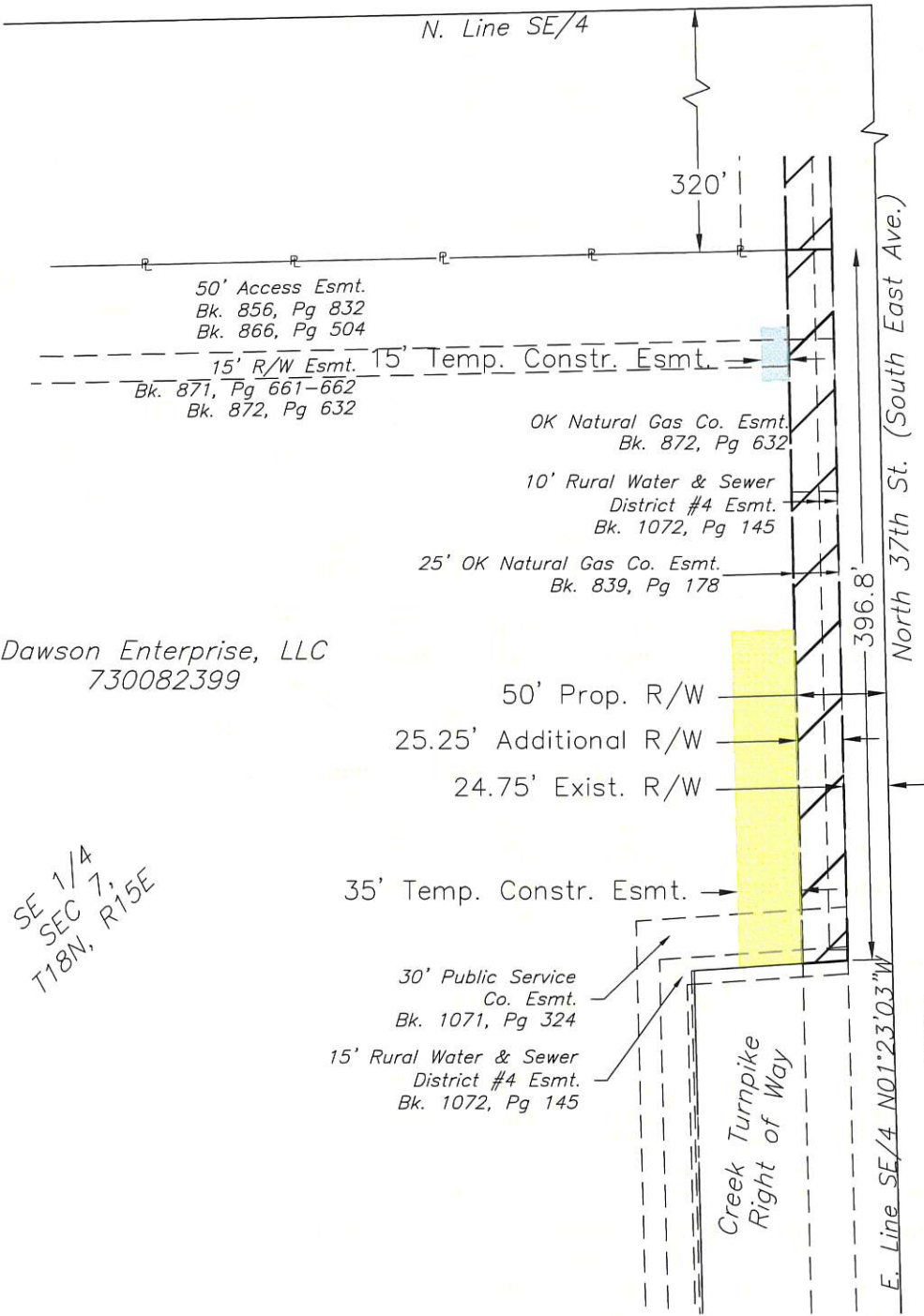
ADDRESS:
20521 E. 77th. St.
Broken Arrow, OK 74014

PROPERTY ID:
730082399

STATEMENT OF BEARINGS:
Basis of Bearings: Oklahoma Coordinate System
1983, North Zone Being N01°23'03"W along the
east line of the SE ¼ of Sec. 7, T18N, R15E, I.M.

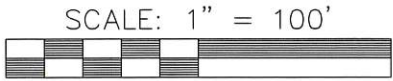


VICINITY MAP

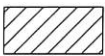


Dawson Enterprise, LLC
730082399

SE 1/4
SEC 7,
T18N, R15E



LEGEND:



Right of Way Acquisition
=10,033 sq. ft.



Except Existing Right of Way

Temporary Construction Easements

THIS TRACT EXHIBIT DOES NOT
CONSTITUTE A BOUNDARY SURVEY PLAT

PROJECT NO.1603010067

PAGE: 2 of 2

DATE: AUGUST 2016

DRAWN BY:DSN

SCALE:1:100

CHK'D BY:JCM



CITY OF
BROKEN ARROW
Where opportunity lives

PARCEL:RIGHT OF WAY

DRAWING:TRACT MAP 10a

REV: Typo in Name 10/13/16