

GENERAL WARRANTY DEED

This Indenture: Made this 22nd day of January, 2019 between NGHI UY TROUNG and DIEM THUY KHOA NGUYEN, husband and wife, party of the first part, hereinafter called Grantor and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, County of Tulsa, State of Oklahoma, party of the second part, hereinafter called Grantee.

WITNESSETH: That in consideration of the sum of One thousand three hundred seventeen dollars and 00/100 (\$1,317.00) 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(she) 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 22nd day of January, 2019.


NGHI UY TRUONG


DIEM THUY KHOA NGUYEN

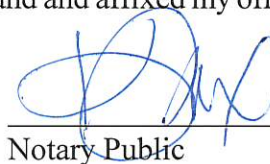
State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 22nd day of January, 2019, personally appeared NGHI UY TROUNG and DIEM THUY KHOA NGUYEN, 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:

City Clerk

Engineer WSC Checked: 1/22/19
Project: ST1616 WASHINGTON STREET: GARNETT-OLIVE, PARCEL NO. 19

PERMANENT RIGHT OF WAY
Parcel: 19

Exhibit A

LEGAL DESCRIPTION:

A part of the East Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (E/2 NE/4 NW/4 NW/4) of Section 20, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows;
Commencing at the Northwest Corner of Section 20, Township 18 North, Range 14 East, Tulsa County; Thence along the North line of the Northwest Quarter, N88°41'38"E a distance of 988.01 feet; Thence along the West line of the East Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, S01°24'45"E a distance of 50.00 feet to the Point of Beginning; Thence parallel with the North Line of the Northwest Quarter of Section 20, N88°41'38"E a distance of 131.74 feet; Thence S01°24'54"E a distance of 10.00 feet; Thence S88°41'38"W a distance of 131.74 feet; Thence N01°24'45"W a distance of 10.00 feet to the Point of Beginning.

Having an area of 1317 square feet, 0.0302 acres

Bearings based on the Oklahoma State Plane Grid Zone North.

This legal description meets the minimum technical standards
for legal descriptions in the State of Oklahoma.

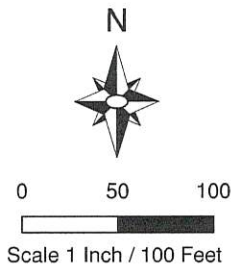
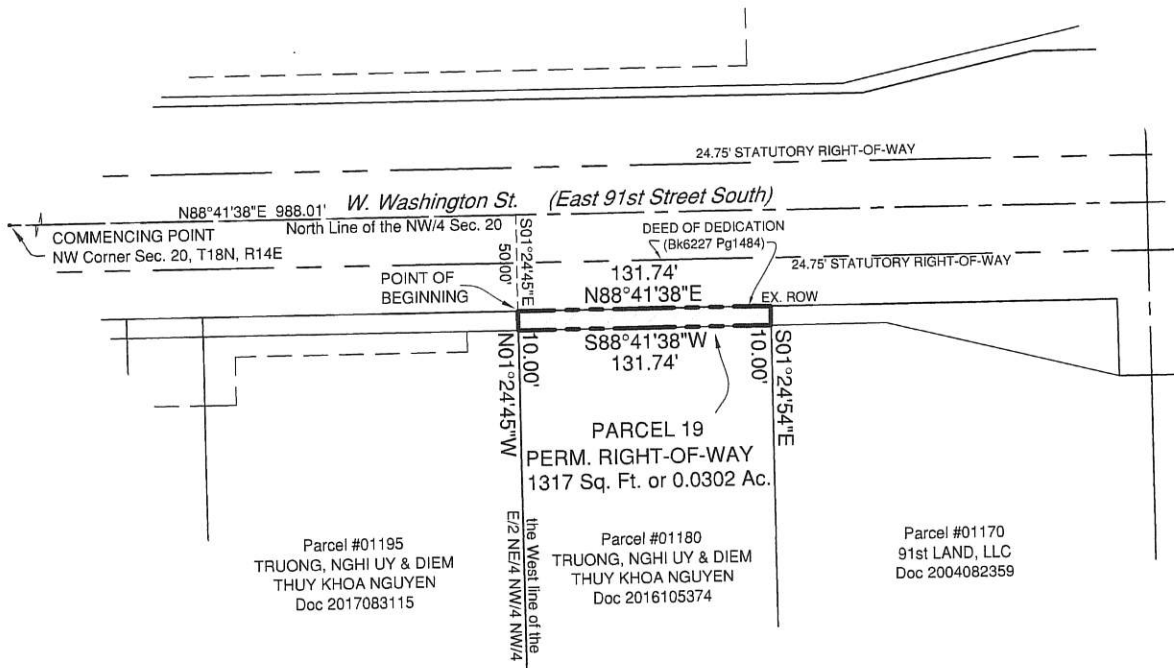
Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

Russell M. Muzika
Professional Land Surveyor,
Oklahoma No. 1603
GEODECA LLC



PERMANENT RIGHT OF WAY

Parcel: 19



Russell M. Muzika
Professional Land Surveyor,
Oklahoma No. 1603
GEODECA LLC



Page 2 of 2

 GEODECA LLC P.O.Box 330281, Tulsa, Ok. 74133 918 949 4064 CA # 5524 exp 6/30/2020	PERMANENT RIGHT OF WAY	Parcel: 19
	Area: 1317 Sq. Ft. or 0.0302 Acres	Revision: 2
	Owner: TRUONG, NGHI & NGUYEN	Date: October 15 2018
	Address: W WASHINGTON ST S	