

GENERAL WARRANTY DEED

This Indenture: Made this 26 day of OCTOBER 2016 between COACH PORT, L.L.C., party(ies) of the first part, hereinafter called Grantor(s) 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 Wagoner, 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 26 day of OCTOBER, 2016

Douglas A. Wright, Managing Member

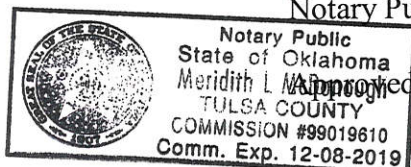
State of Oklahoma)
) §
County of Wagoner)

Before me, the undersigned Notary Public, in and for said County and State, on this 26th day of October, 2016, personally appeared Douglas A Wright 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.

My Commission expires: 12-08-19

Notary Public



Approved as to Form: Danny Lopez, Asst. City Attorney

Approved as to Substance: City Manager

Engineer checked: 11/04/16
Project: 116035 Events Park Infrastructure Phase 1

EXHIBIT "A" COACH PORT, LLC GENERAL WARRANTY DEED

SECTION 20
R-15-E
WASHINGTON STREET (E. 91ST STREET S.)

OWNER:

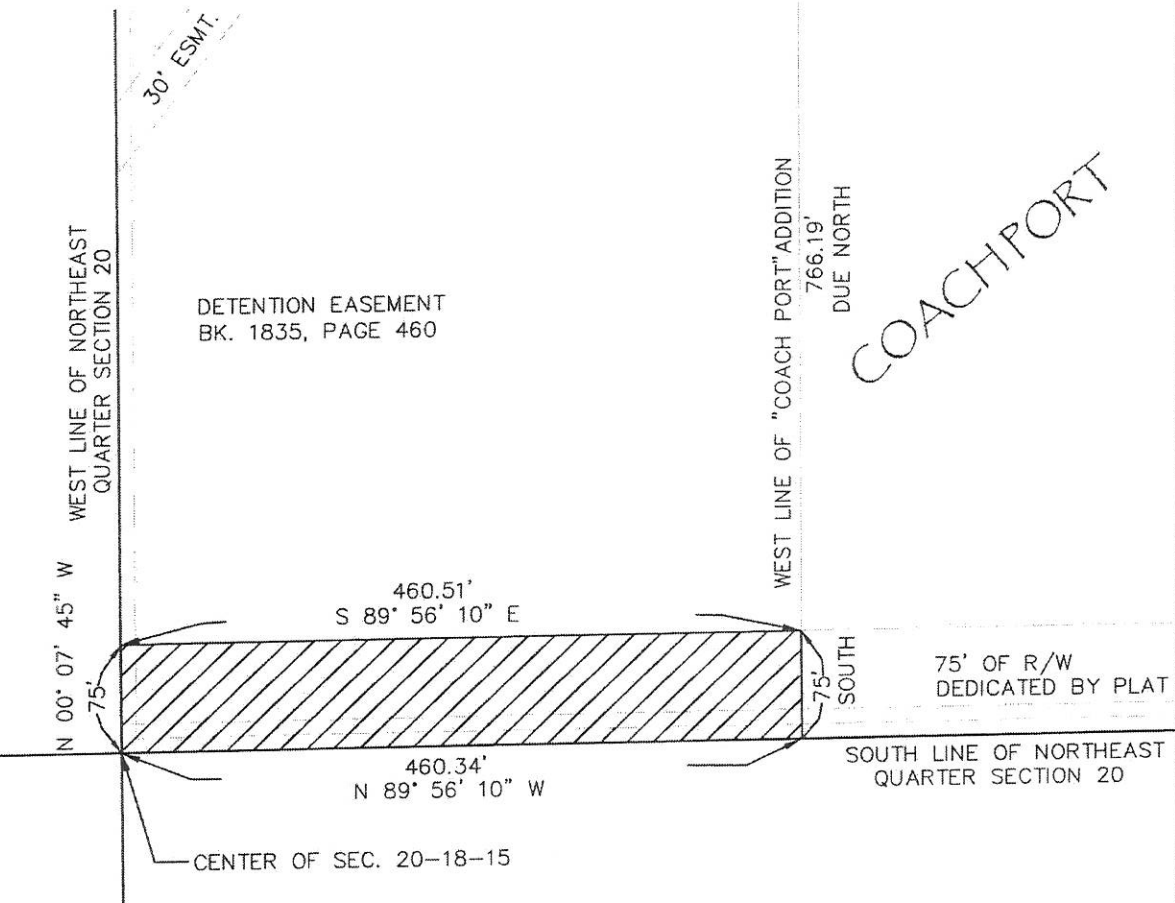
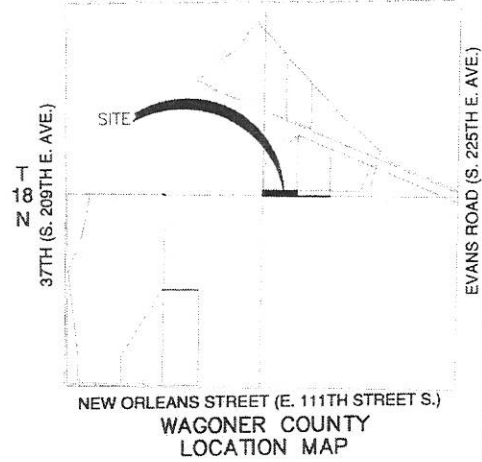
COACH PORT, LLC

ADDRESS:

19489 E. 75TH STREET NORTH
OWASSO, OK 74055

STATEMENT OF BEARINGS:

ALL BEARINGS ON THIS PLAT OF SURVEY ARE BASED UPON THE FILED PLAT FOR "COACH PORT" AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY.



BROKEN ARROW

PARCEL: GWD	DATE: 10/12/16
DRAWING: EVENT PARK ROAD	DRAWN BY: TLT
REV:	SCALE: 1:100
	CHK'D BY: RDH

EXHIBIT "B"
COACH PORT, LLC
GENERAL WARRANTY DEED

LEGAL DESCRIPTION:

(THIS LEGAL DESCRIPTION AND BEARINGS ARE BASED ON THE FILED "COACH PORT" PLAT IN WAGONER COUNTY.)


A TRACT OF LAND THAT IS IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF "COACH PORT" AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA; THENCE SOUTH 75.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, THENCE N 89° 56' 10" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 460.34 FEET TO THE CENTER OF SAID SECTION 20; THENCE N 0° 07' 45" W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 75.00 FEET; THENCE S 89° 56' 10" E FOR A DISTANCE OF 460.51 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINING 34,508 S.F. OR 0.7922 ACRES, MORE OR LESS.

(THIS LEGAL DESCRIPTION PREPARED BY TIM THUMMEL WITH THE CITY OF BROKEN ARROW ENGINEERING DEPARTMENT ON OCTOBER 17, 2016)

REVIEWED AND APPROVED BY


SURVEYOR'S NAME

1603
LICENSE NUMBER



BROKEN ARROW

PARCEL: GWD

DRAWING: EVENT PARK ROAD

REV:

DATE: 10/12/16

DRAWN BY: TLT

SCALE: 1:100

CHK'D BY: RDH