

GENERAL WARRANTY DEED

This Indenture: Made this 22nd day of February, 2019 between WYLIE J. NEAL AND LINDA J. NEAL, husband and wife, the owners, parties 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.

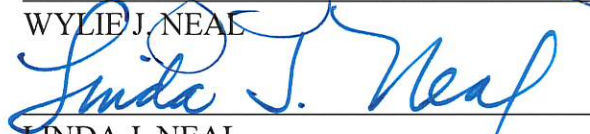
WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00) and other goods and considerations, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto Grantee, their heirs and assigns, all of the following described real estate,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

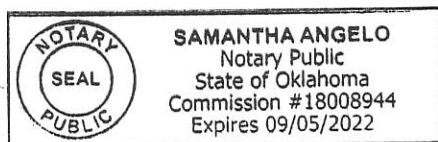
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 22nd day of February, 2019.

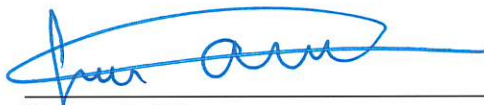

WYLIE J. NEAL

LINDA J. NEAL

State of Oklahoma)
) §
County of Tulsa)

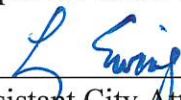
Before me, the undersigned Notary Public, in and for said County and State, on this 22nd day of February, 2019, personally appeared WYLIE J. NEAL AND LINDA J. NEAL, known to me to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he/she 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.




Notary Public

Approved as to Form:


Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer WSE Checked: 2-26-19

Project: ST1616 WASHINGTON STREET: GARNETT-OLIVE, PARCEL NO. 10

PERMANENT RIGHT OF WAY
Parcel: 10

Exhibit A

LEGAL DESCRIPTION:

A Part of the South Half of the Southwest Quarter of the Southwest Quarter (S/2 SW/4 SW/4) of Section 16, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows; Commencing at the Southwest Corner of Section 16, Township 18 North, Range 14 East, Tulsa County; Thence along the South Line of the Southwest Quarter of Section 16, N88°34'56"E a distance of 60.45 feet; Thence N01°25'04"W a distance of 60.00 feet to the Point of Beginning; Thence parallel with the South Line of the Southwest Quarter of Section 16, N88°34'56"E a distance of 20.00 feet; Thence N46°30'14"W a distance of 42.49 feet; Thence parallel with and 50.00 feet from the West Line of the Southwest Quarter of Section 16, S01°11'19"E a distance of 20.00 feet; Thence S46°54'04"E a distance of 14.27 feet to the Point of Beginning.

Having an area of 402 square feet, 0.0092 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



Page 1 of 2



GEODECA LLC
P.O.Box 330281, Tulsa, Ok. 74133
918 949 4064
CA # 5524 exp 6/30/2018

PERMANENT RIGHT OF WAY
Area: 402 Sq. Ft. or 0.0092 Acres
Owner: NEAL, WYLIE J AND LINDA J
Address: 3400 W WASHINGTON ST S

Parcel: 10
Revision: 1
Date: June 02 2017

PERMANENT RIGHT OF WAY

Parcel: 10

PECAN GROVE
COMMERCIAL CENTER
#5521 1 2

South Olive Avenue (South 129th East Avenue)
West Line of the SW/4 Sec. 16 S01°11'19"E S01°11'19"E

Parcel #01600
WYLIE J. NEAL AND LINDA J. NEAL
Bk4530 Pg0992

PARCEL 10
PERM. RIGHT-OF-WAY
402 Sq. Ft. or 0.0092 Ac.

COMMENCING
POINT
SW Corner of
Section 16

20.00' S01°11'19"E
14.27' S46°54'04"E
20.00' N88°34'56"E
60.00' N01°25'04"W
60.45' N88°34'56"E

POINT OF
BEGINNING

EXISTING ROW
Right of Way
(Bk6253, Pg2683)

24.75' STATUTORY RIGHT-OF-WAY
W. Washington St. (East 91st Street South)
South Line of the SW/4 Sec. 16

24.75' STATUTORY RIGHT-OF-WAY

SENIOR SUITES
HEALTHCARE
#0174
Reserve 'A'
& UTILITY EASEMENT



0 50 100
Scale 1 Inch / 100 Feet

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



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