

GENERAL WARRANTY DEED

This Indenture: Made this 2 day of ~~September~~^{October}, 2018 between 91ST LAND, LLC, a Oklahoma Limited Liability Company, the owner, 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 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 ____ day of September, 2018.

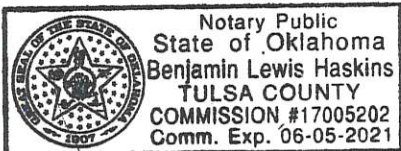
91st LAND, LLC

Robert K. McCulloch - Managing Member
ROBERT K. McCULLOUGH

[illegible]

Before me, the undersigned Notary Public, in and for said County and State, on this 2 day of October, 2018, personally appeared ROBERT K. McCULLOUGH, 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.



B. L. M.
Notary Public

Approved as to Form:

Lesli Myers
Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer hsc Checked: 10-17-18

Project: ST1616 WASHINGTON STREET: GARNETT-OLIVE, PARCEL NO. 18

PERMANENT RIGHT OF WAY
Parcel: 18

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 1300.46 feet; Thence S01°25'08"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, S88°41'38"W a distance of 180.72 feet; Thence S01°24'54"E a distance of 10.00 feet; Thence N88°41'38"E a distance of 60.15 feet; Thence S77°20'29"E a distance of 124.31 feet to the Southerly Southwest Corner of a tract of land dedicated by Deed of Dedication filed in Book 6116 Page 2059 at the office of the Tulsa County Clerk; Thence along said right of way line N01°25'08"W a distance of 40.00 feet to the Point of Beginning.

Having an area of 3616 square feet, 0.0830 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

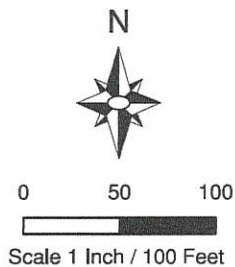
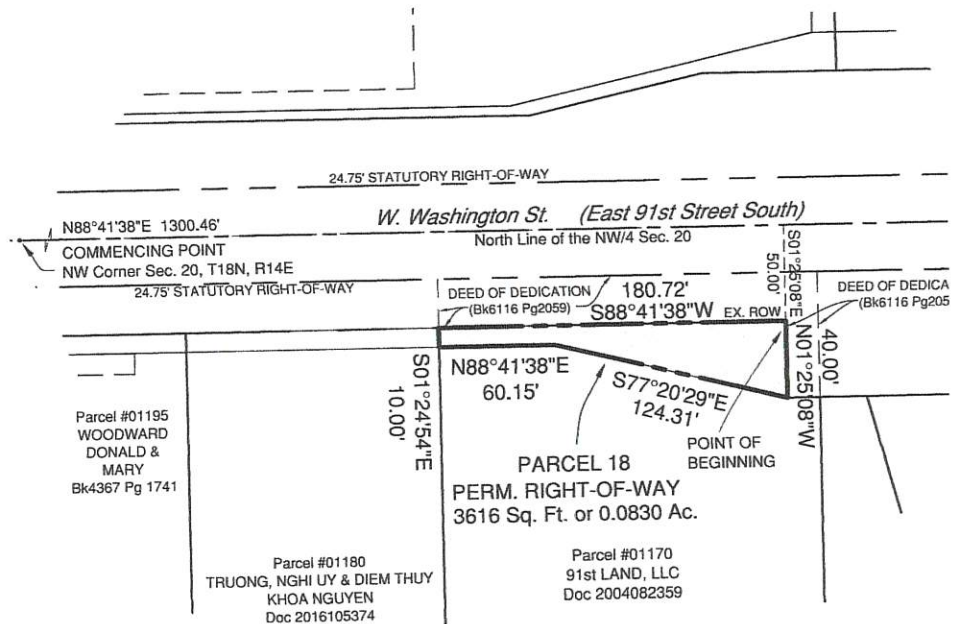


Page 1 of 2

	GEODECA LLC P.O.Box 330281, Tulsa, Ok. 74133 918 949 4064 CA # 5524 exp 6/30/2018	PERMANENT RIGHT OF WAY	Parcel: 18
		Area: 3616 Sq. Ft. or 0.0830 Acres	Revision: 1
		Owner: 91ST LAND LLC	Date: June 02 2017
		Address: 11610 E 91 ST S	

PERMANENT RIGHT OF WAY

Parcel: 18



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



Page 2 of 2



GEODECA LLC
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