

GENERAL WARRANTY DEED

This Indenture: Made this 31 day of July 2017 between **CAROL J. BELL AND JAMES M. BELL, WIFE AND HUSBAND**, 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 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 31 day of July, 2017

Carol J. Bell
CAROL J. BELL
James M. Bell
JAMES M. BELL


State of Oklahoma)
County of Tulsa) §


Before me, the undersigned Notary Public, in and for said County and State, on this 31 day of July, 2017, personally appeared **CAROL BELL** 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: _____


and affixed my official seal the day and year


 Notary Public



Approved as to Form:

Approved as to Substance:


Assistant City Attorney

City Manager

Attest:

Engineer  checked: 08/03/17
Project: ST1210 9th Street: El Paso – Elgin, Parcel 7

City Clerk

PARCEL 7
OWNER: WILSON, CHARLES I. AND MARVELL
REAL PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT TWO (2), BLOCK TWO (2), LEMON ADDITION, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE NORTHWEST CORNER OF LOT 2, BLOCK 2, LEMON ADDITION; THENCE NORTH 88°46'52" EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 FOR 7.00 FEET; THENCE SOUTH 01°10'07" EAST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 FOR 61.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 88°46'52" WEST ALONG SAID SOUTHERLY LINE OF LOT 2 FOR 7.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01°10'07" WEST ALONG SAID WESTERLY LINE OF LOT 2 FOR 61.97 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

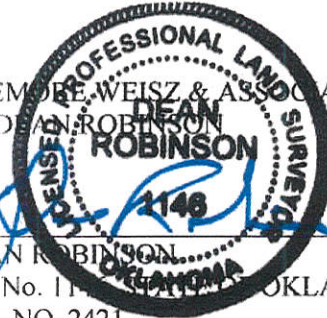
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 434 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

REAL PROPERTY CERTIFICATION

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

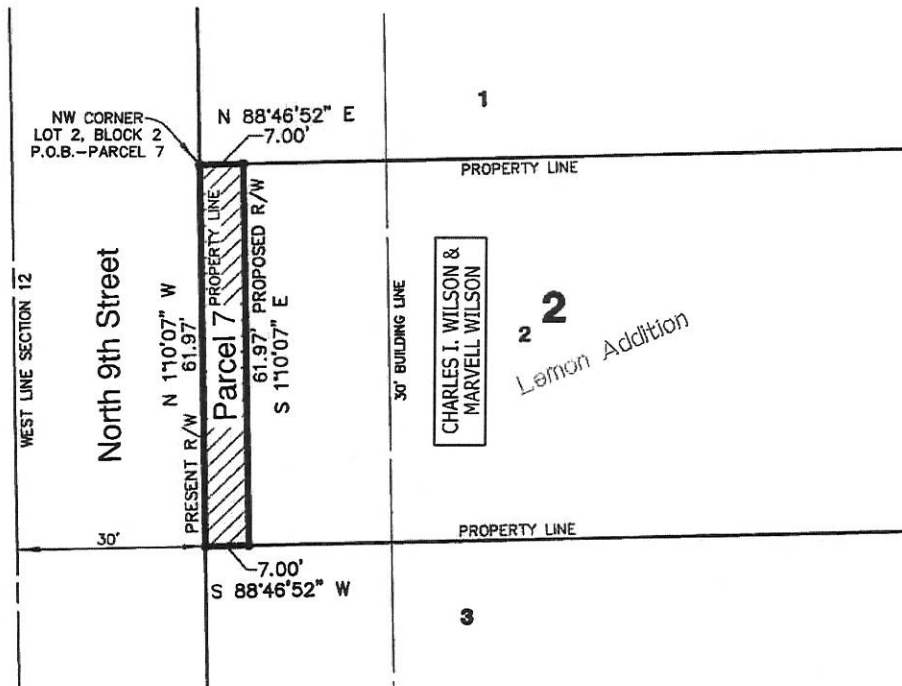
9/20/12
DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON

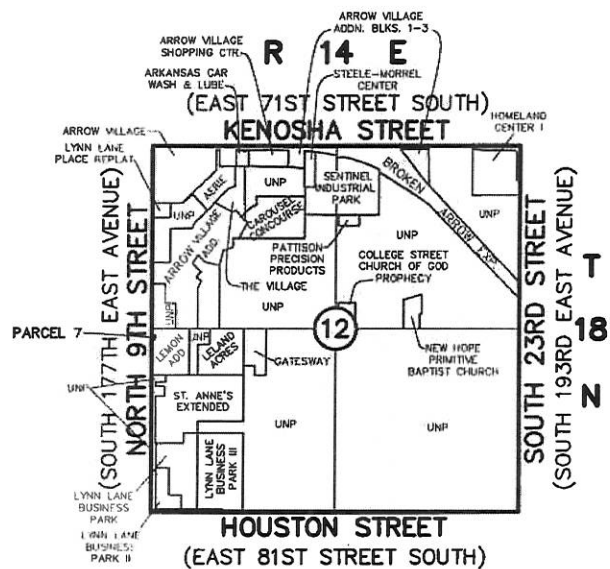


DEAN ROBINSON
PLS No. 1146
C. A. NO. 2421
EXPIRES: 6/30/15

Parcel Map



SCALE 1"=20'



Location Map

SCALE: NOT TO SCALE

TOTAL PROPERTY - 0.225 ACRES
PERMANENT R/W - 0.010 ACRES

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY

DATE: 12/10/2013
SHEET 2 OF 2



Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
CA NO 2421
W.O NO. 16720.04

PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/15
FILE NO 1814.1200

Parcel 7

Parcel Map Check Report

Date: 12/18/2013 1:50:55 PM

Parcel Name: PARCEL 7

North: 390,988.0604'

East: 2,624,825.6584'

Segment# 1: Line

Course: N88° 46' 52"E

Length: 7.000'

North: 390,988.2093'

East: 2,624,832.6568'

Segment# 2: Line

Course: S1° 10' 07"E

Length: 61.968'

North: 390,926.2542'

East: 2,624,833.9206'

Segment# 3: Line

Course: S88° 46' 52"W

Length: 7.000'

North: 390,926.1053'

East: 2,624,826.9222'

Segment# 4: Line

Course: N1° 10' 07"W

Length: 61.968'

North: 390,988.0604'

East: 2,624,825.6584'

Perimeter: 137.935'

Area: 433.77Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00"E

Error North : 0.00000

East: 0.00000 .

Precision 1: 137,936,000.000