

**GENERAL WARRANTY DEED**

This Indenture: Made this 27<sup>th</sup> day of January 2016 between **Roland Investments, Ltd by Phil Roland, it's President**; Wagoner County, in the State of Oklahoma, party(ies) of the first part, hereinafter called Grantor(s) and City of Broken Arrow, 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" (PAGES 1 of 2 and 2 of 2)**

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, and appurtenances thereto belong or in any wise appertaining forever. And Grantor, their heirs, executors and administrators does hereby covenant, promise and agree to and with Grantee, at the delivery of these presents that they lawfully seized in their 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 and buildings, restrictions of record and special assessments not yet due and the Grantor will WARRANT AND FOREVER DEFEND the same unto the Grantee, its heirs and assigns, against grantor, their heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the Grantor, has here unto set his hand the day and year above written.

*Phil Roland*  
It's President

State of Oklahoma )  
)ss.  
County of \_\_\_\_\_)

Before me, the undersigned Notary Public, in and for said County and State, on this 22nd day of March, 2016, personally appeared Phil Roland and \_\_\_\_\_ 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: 7/28/19

Amber Lee  
Notary Public 

Approved as to Form:

Ben Amos Wilkerson  
Asst. City Attorney

Approved as to Substance:

\_\_\_\_\_  
City Manager

Engineer *[Signature]* checked: 04/05/16  
Project:

# EXHIBIT "A"

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## LEGAL DESCRIPTION:

### "TRACT A"

A Tract of Land in the North Half of Section Two (2), Township Eighteen North (T18N), Range Fourteen East (R14E) of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows: Point of Beginning at the Northeasterly Corner of Lot One (1) of Block One (1) of "Charleston's at The Village at Stone Wood Hills", filed as Plat #6287; thence along the Easterly End of a Deed of Dedication filed on 07/19/2006, as Document #2006082220, N01°10'42"W a distance of 86.85 feet; thence N60°45'21"E a distance of 8.27 feet; thence S42°10'05"E a distance of 204.41 feet to the Northwesterly corner of a Deed of Dedication filed on 12/31/2012, as Document #2012127618; thence along the Westerly end of said Deed of Dedication, S47°49'55"W a distance of 80.00 feet; thence N42°10'05"W a distance of 133.45 feet to a point on the Easterly Line of said Lot One (1) of Block One (1) of "Charleston's at The Village at Stone Wood Hills"; thence along the the Easterly Line of said Lot One (1) of Block One (1), N21°58'00"E a distance of 16.64 feet to the Point of Beginning, Having an Area of 13590 square feet, or 0.312 acres.

### ALONG WITH:

### "TRACT B"

A Tract of Land in the North Half of Section Two (2), Township Eighteen North (T18N), Range Fourteen East (R14E) of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows: Point of Beginning at the Southeasterly Corner of Lot One (1) of Block One (1) of "Charleston's at The Village at Stone Wood Hills", filed as Plat #6287; thence along the Easterly line of Lot One (1) of Block One (1) of "Charleston's at The Village at Stone Wood Hills", N21°58'00"E a distance of 109.22 feet; Thence S42°10'05"E a distance of 248.57 feet to the Southwesterly corner of a Deed of Dedication filed on 12/31/2012, as Document #2012127618; Thence along the Northerly Right of Way Line of The Broken Arrow Expressway, N68°14'03"W a distance of 223.67 feet to the Point of Beginning. Having an Area of 12215 square feet, or 0.280 acres.

Bearings based on the platted lines of "Charleston's at The Village at Stone Wood Hills"

Prepared January 27, 2015  
Russell M. Muzika OK PLS #1603.  
GEODECA LLC  
P.O.Box 330281  
Tulsa, Oklahoma 74133  
(918) 949 4064  
www.geodeca.com  
Certificate of Authorization #5524 Exp: 6-30-2016



### OWNER:

ROLAND INVESTMENTS, LTD; AN  
OKLAHOMA LIMITED LIABILITY COMPANY

### ADDRESS:

P.O. BOX 660  
COWETA, OK 74429



PARCEL -- HILLSIDE	DATE JANUARY 27 2016
DRAWING--	DRAWN BY-- RMM
	1" = 60'
REV --	CHK'D BY -- RMM

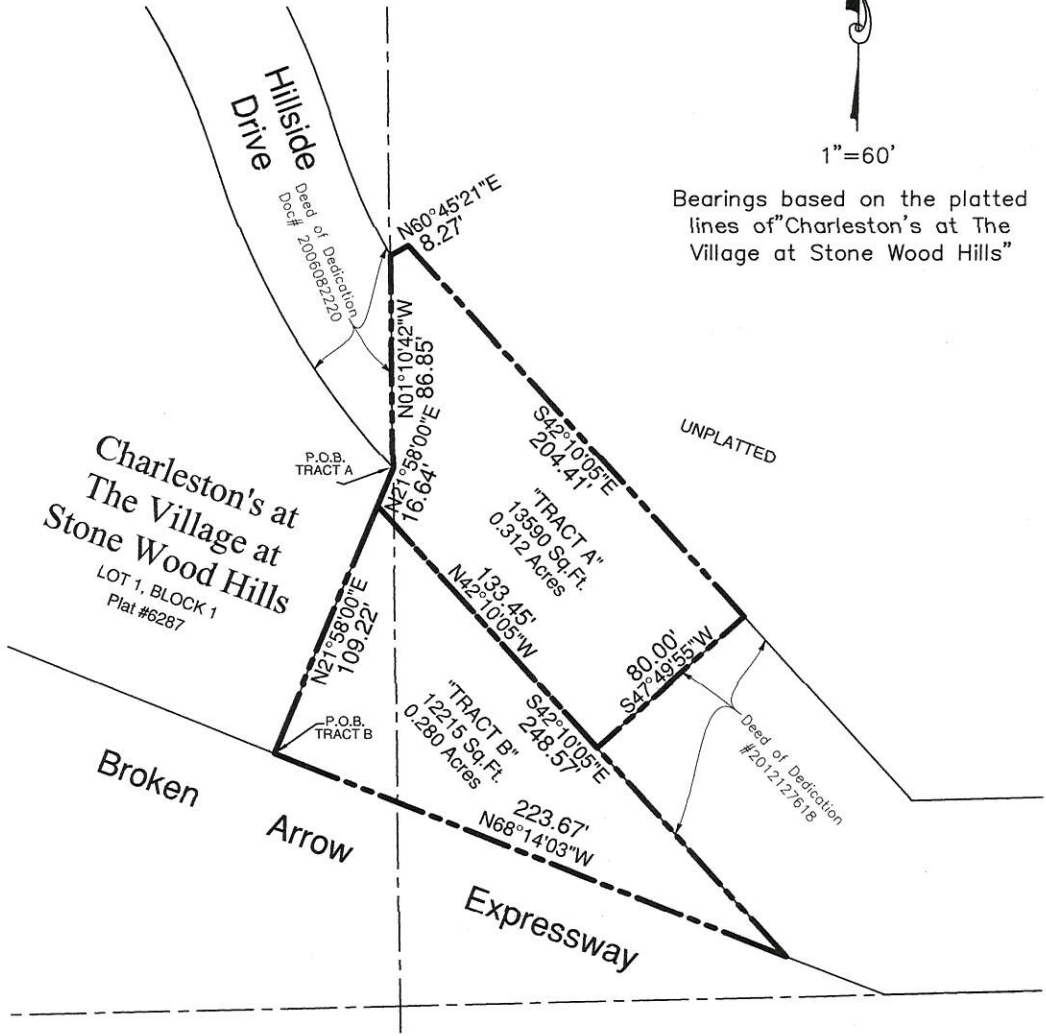
# EXHIBIT "A"

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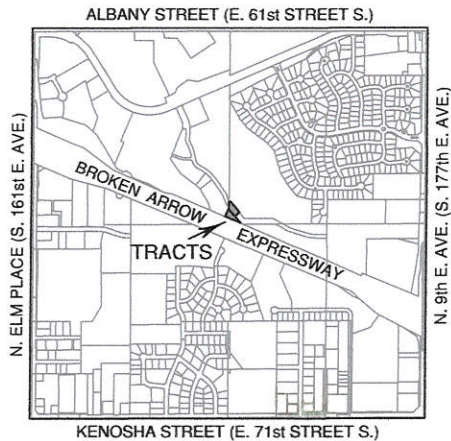
1"=60'

Bearings based on the platted lines of "Charleston's at The Village at Stone Wood Hills"



**OWNER:**  
 ROLAND INVESTMENTS, LTD; AN  
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**ADDRESS:**  
 P.O. BOX 660  
 COWETA, OK 74429



**LOCATION MAP**  
 SECTION 2, T18N, R14E, TULSA COUNTY



PARCEL – HILLSIDE	DATE JANUARY 27 2016
DRAWING–	DRAWN BY– RMM
	1" = 60'
REV –	CHK'D BY – RMM