

SPECIAL WARRANTY DEED

(Donation Deed)

This Indenture, made on this 22 day of April, 2015 by and between ROLAND INVESTMENTS, Ltd., an Oklahoma corporation (hereinafter "Grantor"), and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation (hereinafter "Grantee")

WITNESSETH: That in consideration of the sum of One and No/100 Dollars, Grantor does, by these presents, grant, bargain, sell and convey unto Grantee, its successors and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBITS "A" AND "B"

EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. § 3202(11)

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. And Grantor, its successors and assigns, does hereby covenant, promise and agree to and with Grantee that it is lawfully seized in its own right to an absolute and indefeasible estate of inheritance in fee simple, of and in all singular, the above granted and described premises, with appurtenances; that 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 Easement and building restrictions of record, set back lines, zoning ordinances and other restrictions of record, and that Grantor will warrant and defend said title unto Grantee, its successors and assigns forever against the lawful claims and demands of all persons claiming same, by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed and acknowledged the year and day first above written.

ROLAND INVESTMENTS, LTD.

Phillip M. Roland
By: Phillip M. Roland, President

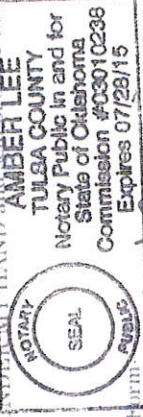
STATE OF OKLAHOMA)

) ss:

COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said county and state, on this 22nd day of April, 2015, personally appeared PHILLIP M. ROLAND, to me known to be the identical person who subscribed as president of the Grantor corporation, the foregoing instrument and acknowledged to me that he executed same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day and year last above written.



Amber Lee
Notary Public

Approved as to Substance:

Beth Anne Wilkening
Beth Anne Wilkening, City Attorney
Engineer *BAW* checked 04/15/16
Project:

Craig Thurmond, Mayor of Broken Arrow, Oklahoma

EXHIBIT "A" CITY OF BROKEN ARROW

OWNER:

ROLAND INVESTMENTS, LTD

ADDRESS:

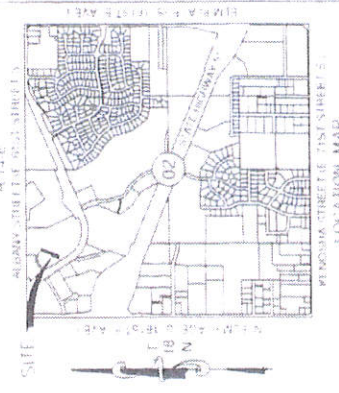
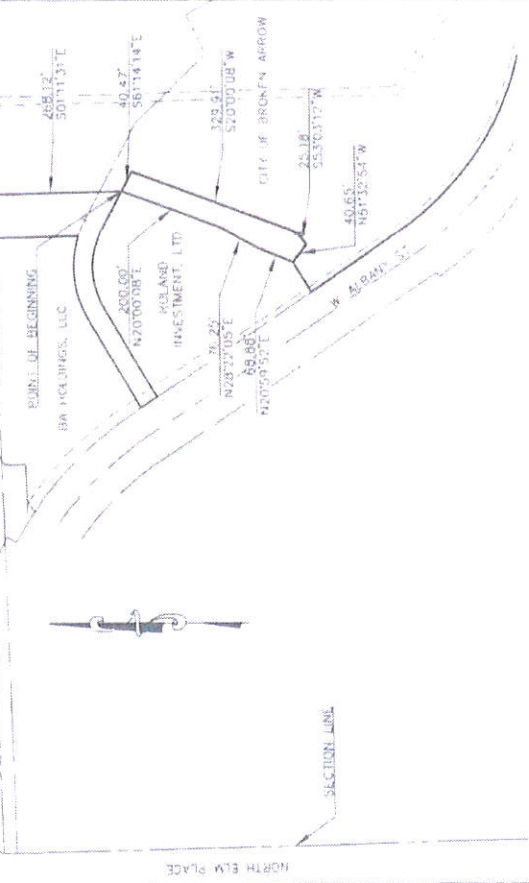
423 STONE WOOD DR
BROKEN ARROW, OK 74012

STATEMENT OF BEARINGS:

GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF SEC. 2-T18N-R14E (88°42'33"E) BASED ON THE OKLAHOMA STATE PLAIN COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET

P.O.C.
NW COR NW1/4
SECTION 2, T-18-N, R-14-E

1190.81'
N88°42'33"E



(SEE EXHIBIT "B" FOR LEGAL DESCRIPTION)

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAN.

LOT 2 OF TRACT C	DATE: APRIL 2015
DRAWN BY: KBR	CHECKED BY: JWS
EXHIBIT A	SCALE: 1" = 200'
REV: 04/27/2015	



EXHIBIT "B" CITY OF BROKEN ARROW

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP FIFTEEN (15) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, MUSKOGEE COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4,

THENCE N88°42'33"E ALONG THE NORTH LINE OF SAID NW1/4 FOR A DISTANCE OF 1190.41 FEET,

THENCE S01°11'31"E FOR A DISTANCE OF 268.12 FEET TO THE POINT OF BEGINNING,

THENCE S61°14'14"E FOR A DISTANCE OF 40.47 FEET,

THENCE S20°00'08"W FOR A DISTANCE OF 329.91 FEET,

THENCE S53°03'12"W FOR A DISTANCE OF 75.18 FEET,

THENCE N51°32'54"W FOR A DISTANCE OF 40.65 FEET,

THENCE N20°59'52"E FOR A DISTANCE OF 68.88 FEET,

THENCE N28°22'05"E FOR A DISTANCE OF 76.25 FEET,

THENCE N20°00'08"E FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING,

THE ABOVE DESCRIPTION CONTAINING 0.35 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 14 EAST (N88°42'33"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET.

THIS DESCRIPTION WAS PREPARED ON APRIL 20, 2015 ON BEHALF COWAN GROUP ENGINEERING, LLC BY JUSTIN SMITH, PLS 1868, CERTIFICATE OF AUTHORIZATION NUMBER CA6414, EXPIRES ON JUNE 30, 2015



 <p>CITY OF BROKEN ARROW <i>Where opportunity lives</i></p>	<p>LOT 2 OF TRACT C</p> <p>DRAWING - EXHIBIT B</p> <p>REV - 04/22/2015</p>	<p>DATE - APRIL 2015</p> <p>DRAWN BY - KRF</p> <p>SCALE -</p> <p>CHK'D BY - JWS</p>	<p>DATE</p> <p>PLS 1868</p> <p>JUSTIN SMITH</p>
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