

GENERAL WARRANTY DEED

This Indenture: Made this \_\_\_ day of November 20 16 between TGI-KDH SERVICES, L.L.C., an Oklahoma limited liability company, 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/she is lawfully seized in his/her own right of an absolute and infeasible 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.

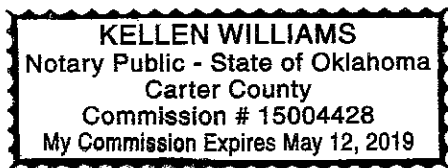
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 30 day of ~~September~~ November 2016.

Kenneth D. Hartzler  
TGI-KDH Services, L.L.C.  
Kenneth D. Hartzler  
Managing Partner

State of Oklahoma )  
  ) §  
County of Tulsa     )

Before me, the undersigned Notary Public, in and for said County and State, on this 30 day of November 2016, personally appeared Kenneth D. Hartzler 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: 5/12/19  
Notary Public

[Signature]

Approved as to Form:  
Danny Lopez  
Asst. City Attorney

Approved as to Substance:  
\_\_\_\_\_  
City Manager

Engineer [Signature] checked: 12/13/16  
Project: ST1210 9<sup>th</sup> St Widening, Elgin to ElPaso, Parcel # 45

PARCEL 45  
OWNER: ROACH, JOE D.  
REAL PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF BLOCK TWO (2), MOUND VIEW 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:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 2, MOUND VIEW ADDITION; THENCE SOUTH 88°36'03" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 2 FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 01°14'53" EAST PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 2 FOR 15.00 FEET; THENCE SOUTH 88°36'03" WEST PARALLEL WITH SAID NORTHERLY LINE FOR 10.00 FEET; THENCE NORTH 01°14'53" WEST PARALLEL WITH SAID EASTERLY LINE FOR 15.00 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE NORTH 88°36'03" EAST ALONG SAID NORTHERLY LINE FOR 10.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 150 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

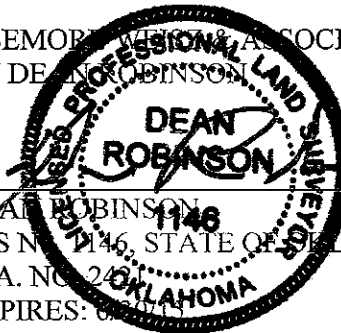
REAL PROPERTY CERTIFICATION

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.

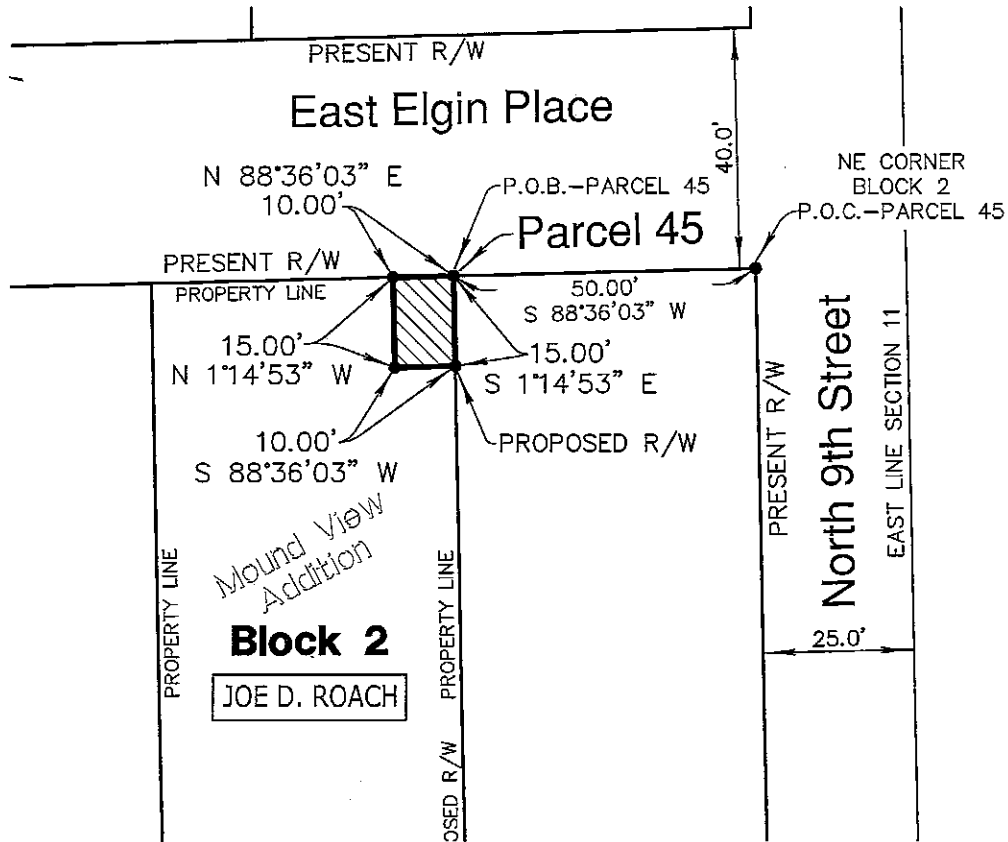
11/9/13  
DATE

SISEMORE WEISZ & ASSOCIATES, INC.  
BY DEAN ROBINSON

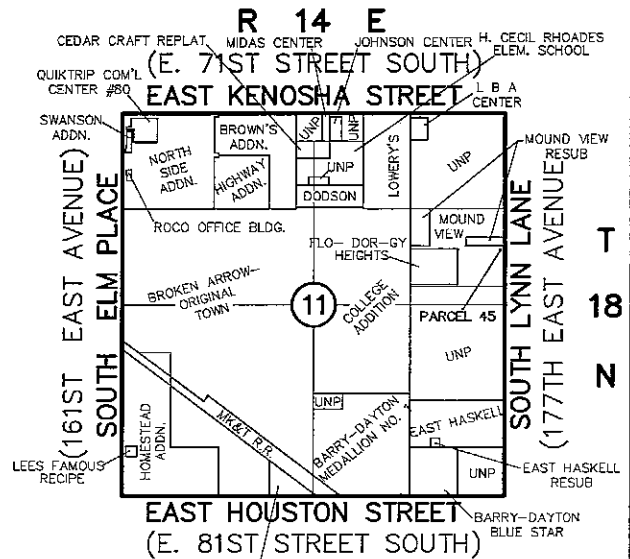
DEAN ROBINSON  
PLS N. 1146, STATE OF OKLAHOMA  
C. A. NO. 24  
EXPIRES: 6/30/14



# Parcel Map



SCALE 1"=30'



## Location Map

SCALE: NOT TO SCALE

TOTAL PROPERTY — 0.161 ACRES  
 PERMANENT R/W — 0.003 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.**

611 EAST 32nd PLACE  
 TULSA, OKLAHOMA 74135  
 C.A. NO. 2421  
 W.O. NO. 16720.04

PHONE (918) 665-3600  
 FAX: (918) 665-8668  
 EXP. DATE 6/30/15  
 FILE NO. 1814.1100

K:\16720.04\PARCEL MAPS\PARCEL-45.DWG