

GENERAL WARRANTY DEED

THIS INDENTURE is made this 20th day of October, 2019 between AMERICAN SOUTHWEST PROPERTIES, LLC, an Oklahoma Limited Liability Company, successor by conversion to AMERICAN SOUTHWEST PROPERTIES, INC., an Oklahoma corporation, GUADALUPE INVESTORS, L.L.C., a Texas limited liability company, and SHS, LLC, an Oklahoma limited liability company, party of the first part, and CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors 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).

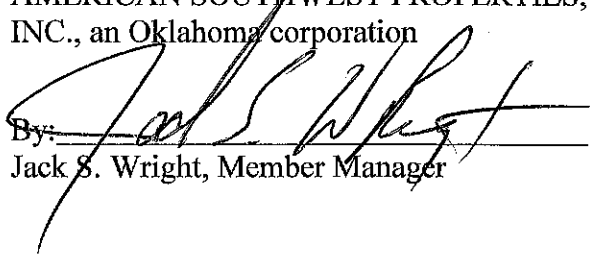
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its 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 of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name the day and year first above written.

Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

AMERICAN SOUTHWEST PROPERTIES,
LLC, an Oklahoma Limited Liability
Company, successor by conversion to
AMERICAN SOUTHWEST PROPERTIES,
INC., an Oklahoma corporation

By: 
Jack S. Wright, Member Manager



State of OK)
) §.
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 20th day of October, 2019, personally appeared Jack S. Wright, to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person(s) 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 above written.

My Commission expires: 8.1.2023

Ashley Martens
Notary Public



GUADALUPE INVESTORS, L.L.C.,
a Texas limited liability company

By: [Signature]
John Alan Davis, Member Manager

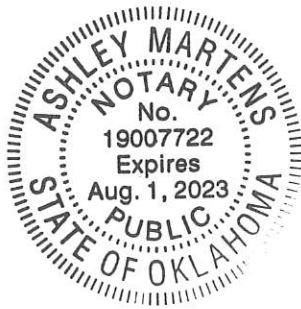
State of OK)
) §.
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 20th day of October, 2019, personally appeared John Alan Davis, to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person(s) 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 above written.

My Commission expires: 8.1.2023

Ashley Martens
Notary Public



SHS, LLC,
an Oklahoma limited liability company

By: Edwin A. Schermerhorn
Edwin A. Schermerhorn, Member Manager

State of OK)
County of TULSA) §.

Before me, the undersigned, a Notary Public within and for said County and State, on this 20th day of October, 2019, personally appeared Edwin A. Schermerhorn, to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person(s) 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 above written.

My Commission expires: 8.1.2023

Ashley Martens
Notary Public

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

[Signature]
Assistant City Attorney

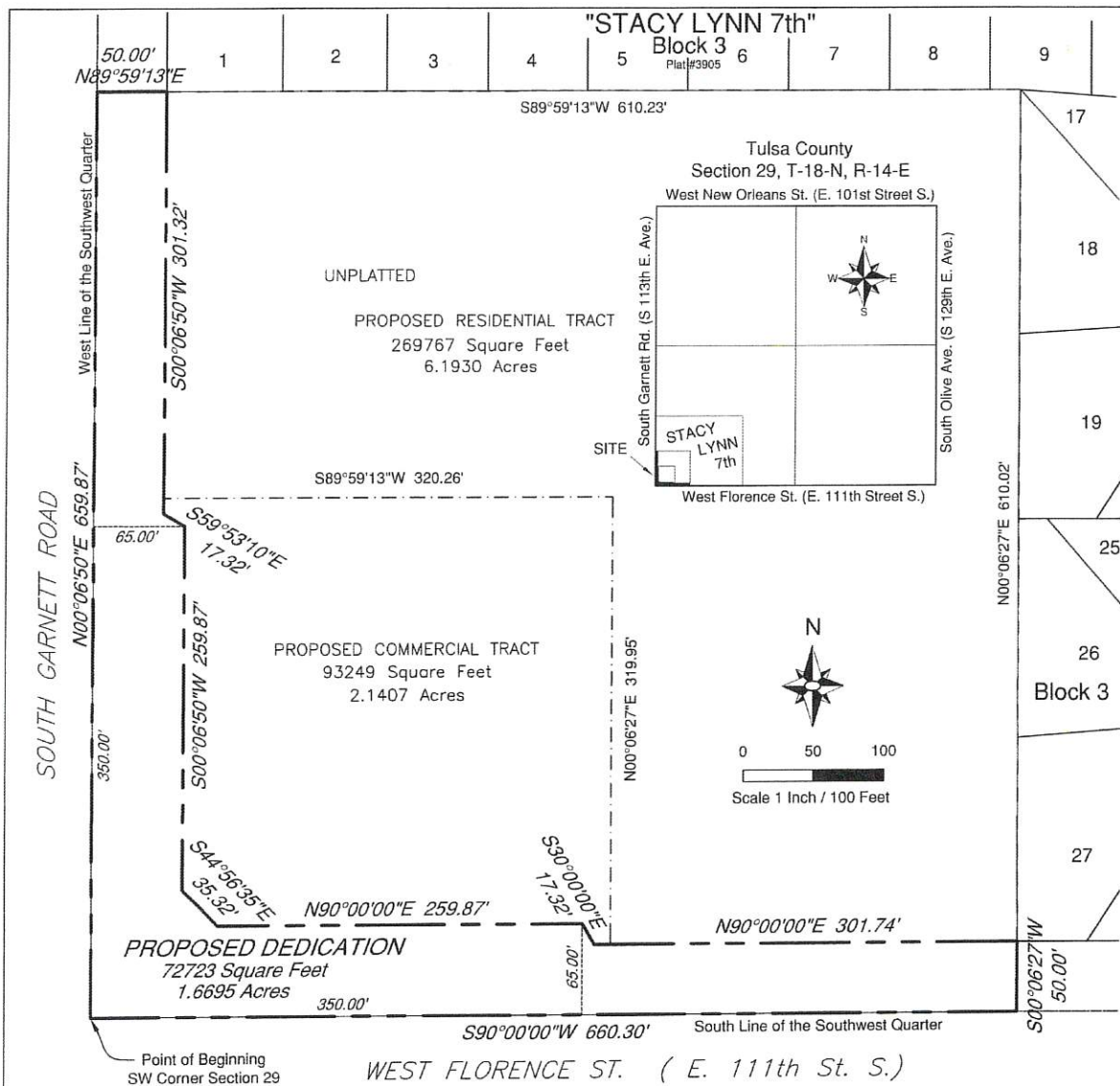
Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

[Signature]
Michael L. Spurgeon, City Manager

Attest:

Engineer: RDH Checked: 10/24/19
Project: Florence and Garnett Northeast corner ROW

[Signature]
City Clerk



LEGAL DESCRIPTION:

A tract of land that is a part of the Southwest Quarter (SW4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, more particularly described as follows; Point of Beginning at the Southwest corner of said Section 29, thence along the West line of the Southwest Quarter (SW4) of Section 29, N00°06'50"E a distance of 659.87 feet; Thence N89°59'13"E a distance of 50.00 feet to the Southwest corner of Lot 1, Block 3, "STACY LYNN 7th" an addition to the City of Broken Arrow filed as Plat #3905 at the Office of the Tulsa County Clerk; Thence S00°06'50"W a distance of 301.32 feet; Thence S59°53'10"E a distance of 17.32 feet; Thence S00°06'50"W a distance of 259.87 feet; Thence S44°56'35"E a distance of 35.32 feet; Thence N90°00'00"E a distance of 259.87 feet; Thence S30°00'00"E a distance of 17.32 feet; Thence N90°00'00"E a distance of 301.74 feet to the Southwest corner of Lot 27, Block 3, "STACY LYNN 7th"; Thence S00°06'27"W a distance of 50.00 feet to a point on the South line of the Southwest Quarter (SW4) of Section 29; Thence S90°00'00"W a distance of 660.30 feet to the Point of Beginning.

Having an area of 72723 square feet, 1.6695 acres

Bearings based on the platted line of "STACY LYNN 7th" Plat #3905.

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



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EXHIBIT A



GEODECA LLC
P.O. Box 330281,
Tulsa, Ok. 74133
918 949 4064
CA # 5524 exp 6/30/20

DEED OF DEDICATION

Parcel # 98429-84-29-50910

Owner: SHS LLC AND AMERICAN SOUTHWEST PROPERTIES LLC & GUADALUPE

Area: 72723 square feet, 1.6695 acres

Revision: 0

Date: September 24, 2019

Project: 1909067