

**GENERAL WARRANTY DEED
Corporation Form**

THIS INDENTURE is made this 18 day of March, 2024, between AG EQUIPMENT 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 their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light and view above the surface 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.

AG EQUIPMENT COMPANY

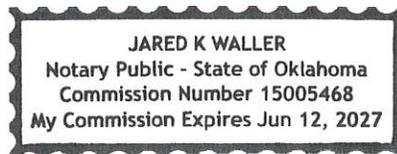
By: Kent V. Bright
Kent V. Bright, President

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

STATE OF OKLAHOMA)
) §
COUNTY OF Tulsa)

18 BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of March, 2024, personally appeared Kent V. Bright, to me known 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) free and voluntary act and deed, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.



Jared Waller
NOTARY PUBLIC

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

[Signature]
Assistant City Attorney
DEPUTY

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

[Signature]
Michael L. Spurgeon, City Manager

Attest:

Engineer: [Signature] Checked: 3-28-2024
Project: Gateway Signage, Parcel No. 8

[Signature]
City Clerk

LEGAL DESCRIPTION:

A tract of land that is a part of the Northwest Quarter (NW4) of Section Four (4), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma more particularly described as follows: Commencing at the Northwest corner of said Section Four (4); Thence along North line of said Northwest Quarter (NW4) of Section Four (4), N88°41'16"E a distance of 90.10 feet; Thence S01°18'44"E a distance of 65.00 feet to the Point of Beginning; thence along the Right of Way line as described in Dedication Deed, Doc #2013119774, filed 12/05/13 at the Office of the Tulsa County Clerk, N88°41'16"E a distance of 14.86 feet; thence S01°18'44"E a distance of 14.84 feet; thence S43°38'31"W a distance of 35.33 feet; thence S88°35'46"W a distance of 14.84 feet; thence along the said Right of Way line as described in Dedication Deed Doc #2013119774, N01°24'14"W a distance of 14.86 feet; thence N43°38'31"E a distance of 35.33 feet to the Point of Beginning.

Having an area of 962 Square Feet or 0.0221 Acres

Bearings Based on the North Line of the Northwest Quarter of Section 4, T18N, R14E, having a bearing of N88°41'16"E as described in Dedication Deed, Doc #2005047351, filed 4-26-05 at the Office of the Tulsa County Clerk

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma

Russell M. Muzika,
Oklahoma PLS No. 1603



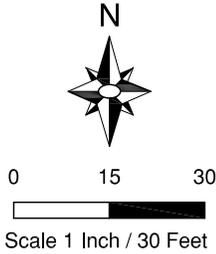
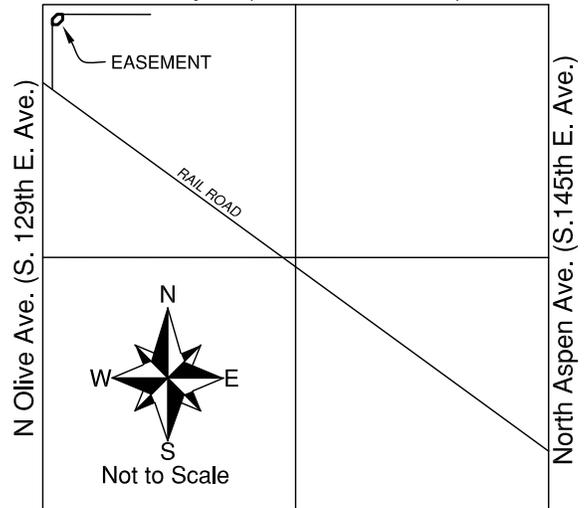
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Exhibit A, Page 1 of 2

 GEODECA LLC P.O.Box 33012, Tulsa, Ok. 74153 918 949 4064 CA # 5524 exp 6/30/2024	EASEMENT FOR ENTRY SIGN	Parcel: Primary 8.0
	962 Square feet or 0.0221 Acres	Revision: R1
	AG EQUIPMENT COMPANY	Date: May 08 2023
	No Address	T18 R14 S4 Tulsa County

Location Map

Albany St (61st Street South)



Bearings Based on the North Line of the Northwest Quarter of Section 4, T18N, R14E, having a bearing of N88°41'16"E as described in Dedication Deed, Doc #2005047351, filed 4-26-05 at the Office of the Tulsa County Clerk

Kenosha St (71st Street South)

Section 4

T-18-N, R-14-E, Indian Meridian, Tulsa County

Albany St (61st Street South)

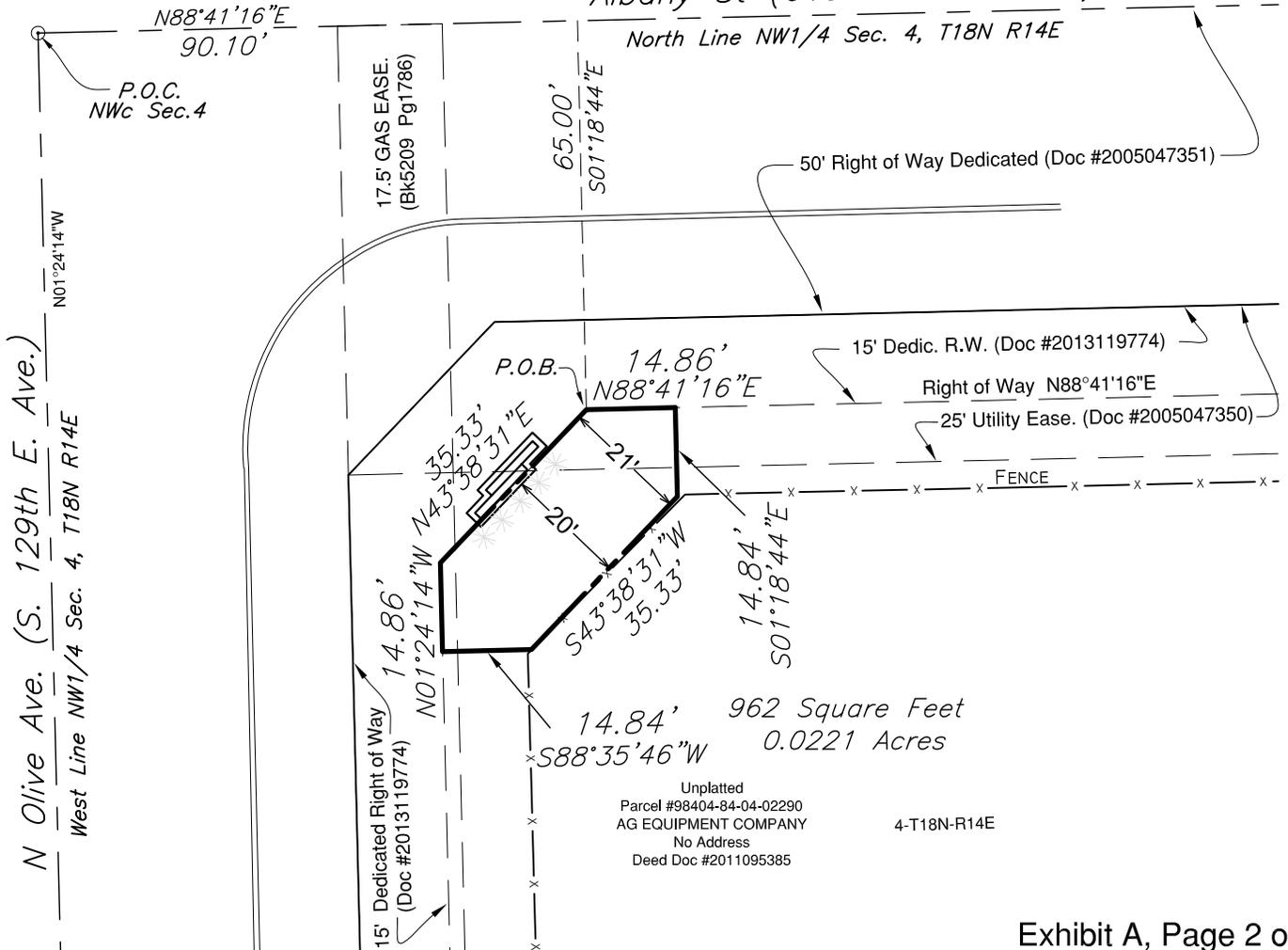


Exhibit A, Page 2 of 2



GEODECA LLC
 P.O.Box 33012, Tulsa, Ok. 74153
 918 949 4064
 CA # 5524 exp 6/30/2024

EASEMENT FOR ENTRY SIGN
 962 Square feet or 0.0221 Acres
 AG EQUIPMENT COMPANY
 No Address

Parcel: Primary 8.0
 Revision: R1
 Date: May 08 2023
 T18 R14 S4 Tulsa County