

## GENERAL WARRANTY DEED

This Indenture: Made this 18<sup>th</sup> day of May 2019, between AVB BANK, 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 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, 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 1<sup>st</sup> day of May, 2019

Arkansas Valley State Bank, AVB BANK

By: Ted Cundiff  
Ted Cundiff, President

State of Oklahoma )  
 ) §  
County of Tulsa )

Before me, the undersigned Notary Public, in and for said County and State, on this 1st day of May, 2019, personally appeared TED CUNDIFF 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.

Approved as to Form:

Assistant City Attorney

Approved as to Substance:

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Michael L. Spurgeon, City Manager

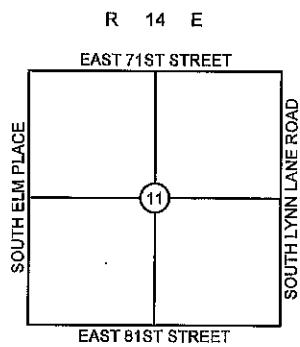
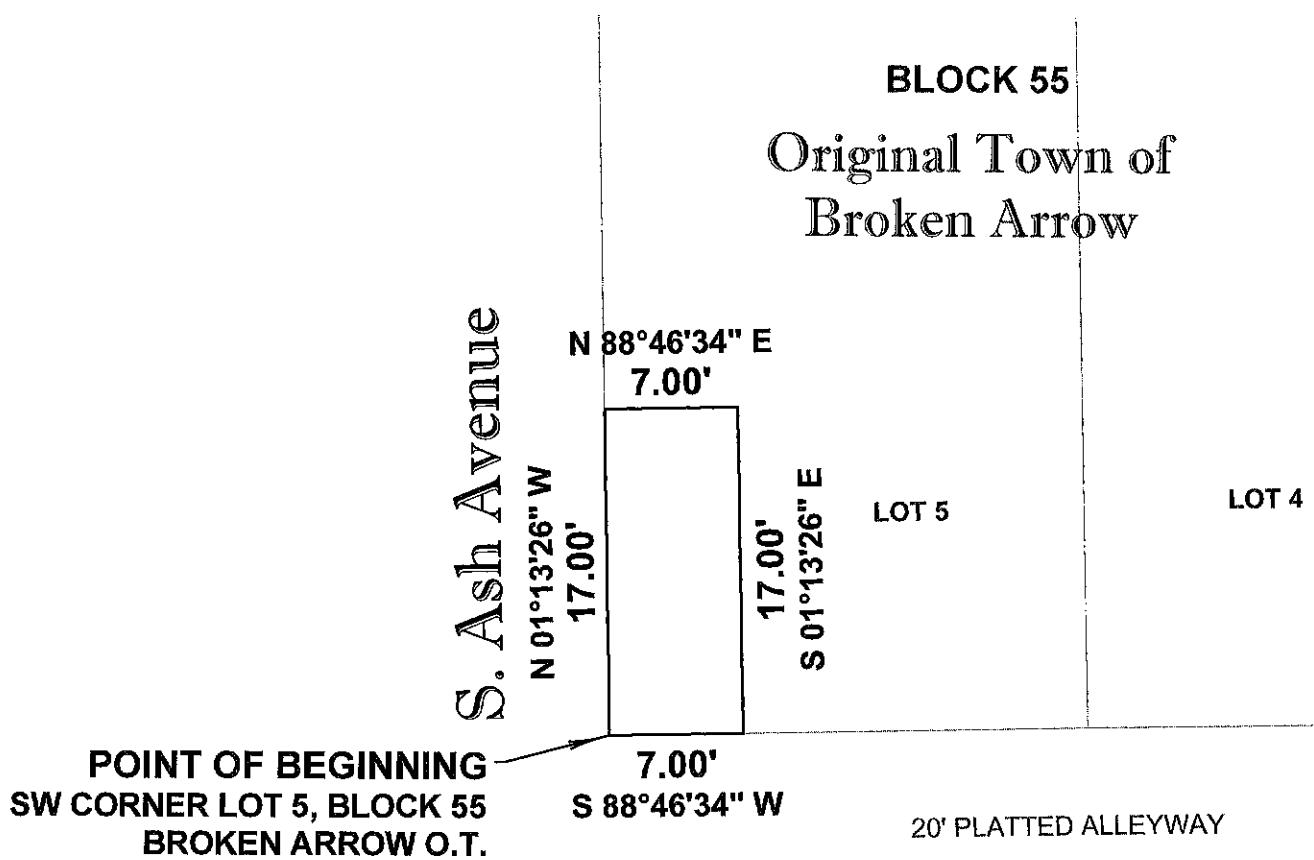
Attest:

Engineer HT Checked: 5/21/19  
Project: Arkansas Valley State Bank Parking, B55L5

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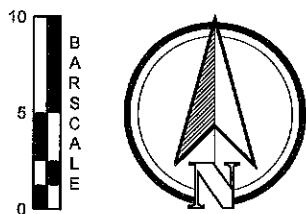
## City Clerk

**RIGHT OF WAY TAKING, LOT 5,  
BLOCK 55, BROKEN ARROW O.T.  
EXHIBIT OF LEGAL DESCRIPTION**



**Location Map**

SCALE: 1"=4000'



# RIGHT OF WAY TAKING, LOT 5, BLOCK 55, BROKEN ARROW O.T.

## LEGAL DESCRIPTION

### Legal Description

A PART OF BLOCK 55, BROKEN ARROW, ORIGINAL TOWNSITE, BEING A SUBDIVISION OF PART OF THE WEST HALF (W/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

#### DESCRIBED AS FOLLOWS:

THE SOUTH 17.00 FEET OF THE WEST 7.00 FEET OF LOT 5, BLOCK 55, BROKEN ARROW, ORIGINAL TOWNSITE, BEING A SUBDIVISION OF PART OF THE WEST HALF (W/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

#### MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 55, BROKEN ARROW, ORIGINAL TOWNSITE, BEING A SUBDIVISION OF PART OF THE WEST HALF (W/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 01° 13' 26" W, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 17.00 FEET; THENCE N 88° 46' 34" E, PARALLEL WITH AND 17.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 7.00 FEET; THENCE S 01° 13' 26" E, PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID LOT 5, A DISTANCE OF 17.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE S 88° 46' 34" W, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 7.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.0027 ACRES / 119.00 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MARCH 1, 2019 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 01° 13' 26" W ALONG THE WEST LINE OF BLOCK 55, BROKEN ARROW, ORIGINAL TOWNSITE, BEING A SUBDIVISION OF PART OF THE WEST HALF (W/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

### Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



ALBERT JONES III  
AJ@ATLASLANDOFFICE.COM  
PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1580

3-4-19

