

**GENERAL WARRANTY DEED  
Oklahoma Statutory Form**

THIS INDENTURE is made this 20<sup>th</sup> day of JULY, 2017, between Don C. Couch and Mary Hieronymus Couch, husband and wife, Grantor(s), and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, Grantee.

WITNESSETH, that for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells and conveys unto Grantee, its successors or assigns, all of the following described real estate located 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**, Grantor, its successors and assigns, does hereby covenant, promise and agree to and with Grantee that, at the delivery of these presents it is 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 real estate 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, EXCEPT: easements and rights-of-way of record; building and use restrictions of record; special assessments not yet due; mineral conveyances and reservations of record (if any); and oil, gas and mineral leases of record (if any) and the Grantor will **WARRANT AND FOREVER DEFEND** the same unto the said Grantee, its successors or assigns, against said Grantor(s), their heirs and assigns every person or persons whomsoever, lawfully claiming or to claim the same.

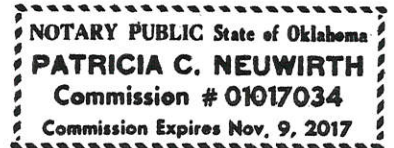
IN WITNESS WHEREOF, the said party of the first part has/have hereunto set their hand the day and year above written.

By: Don C Couch  
Don C. Couch

Mary Hieronymus Couch  
Mary Hieronymus Couch

STATE OF OKLAHOMA )  
  )§  
COUNTY OF Comanche )

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20<sup>th</sup> day of JULY, 2017, personally appeared Don C. Couch and Mary Hieronymus Couch, husband and wife, to me known to be identical person(s) who executed the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth.



GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 11/9/17

Patricia C Neuwirth  
Notary Public

Approved as to Form:

Approved as to Substance:

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Craig W. Thurmond, Mayor

Attest:

Engineer YDA Checked: 08/21/17  
23<sup>rd</sup> Street ST0914 Parcel # 2

\_\_\_\_\_  
City Clerk

Exhibit "A"

Parcel 2.0

A tract of land being a part of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section 12, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

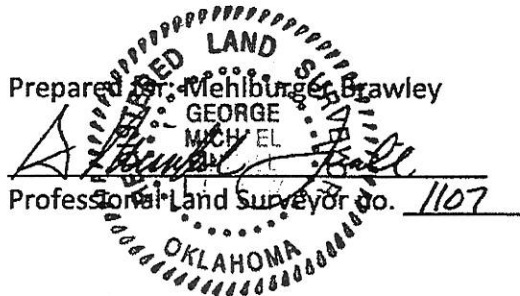
Commencing at the southeast corner of said SE/4 of the SE/4; thence North 01°20'29" West along the East line of said SE/4 of the SE/4, a distance of 794.00 feet; thence South 88°47'35" West, a distance of 24.75 feet to a point on the statutory right of way, said point, also being the POINT OF BEGINNING; thence South 88°47'35" West, a distance of 35.25 feet; thence North 01°20'29" West, a distance of 527.16 feet; thence North 88°47'14" East, a distance of 35.25 feet to a point on the statutory right of way; thence South 01°20'29" East along said statutory right of way, a distance of 527.16 feet to the POINT OF BEGINNING, containing 18,582 square feet or 0.43 acres, more or less.

Basis of bearing is an assumed bearing of North 01°20'29" West along the East line of the SE/4 of said Section 12

Prepared for: Mehburger, Brawley

GEORGE  
MICHEL

Professional Land Surveyor No. 1107



Houston St (E 81st St So.)

JOB 26308    PIECE 04

PARCEL NO. 20

COUNTY: TULSA

PROJECT: 23rd Street Improvements  
- Kenosha to Houston

TOTAL PROPERTY DESCRIPTION: SE/4 OF THE  
SE/4

SEC. 12, T-18-N, R-14-E

Lynn Lane (S. 177th E. Ave.)

23rd St. (S. 193rd E. Ave.)

12

Washington St. (E 91st St. So.)

SCALE 1" = 1600'

BEFORE GROSS	435,985.02 SQ. FT.	10.01 ACRES
EXISTING R/W	13,047.21 SQ. FT.	0.30 ACRES
PERMANENT R/W	18,582.39 SQ. FT.	0.43 ACRES
REM IN QTR	404,355.42 SQ. FT.	9.28 ACRES
PERPETUAL EASEMENT	0.00 SQ. FT.	0.00 ACRES
TEMP R/W	0.00 SQ. FT.	0.00 ACRES
TEMP R/W	0.00 SQ. FT.	0.00 ACRES

1/16 SEC. LINE

N88°47'14"E 35.25'  
S01°20'29"E 527.16'

SEE EXHIBIT "A" PARCEL 2.0 FOR LEGAL DESCRIPTION

N01°20'29"W 527.16'

S88°47'35"W 35.25'

POINT OF BEGINNING

S88°47'35"W 24.75'

24.75' STAT. R/W

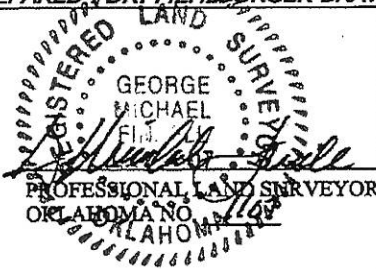
PROPOSED R/W

60'

N01°20'29"W 794.00'

SEC. LINE (23rd Street/S. 193rd E. Ave.)

PREPARED FOR: MEHLBURGER BRAWLEY



SEC. LINE / PROP. LINE

EXIST. R/W

60'

SCALE: 1"=200'

SEC. LINE (S. Houston Ave.)

FIGURE 2.0