

GENERAL WARRANTY DEED

This Indenture: Made this 1 day of JUNE, 2019 between SANFORD PROPERTIES, LTD., an Oklahoma limited partnership, GORDONA A. DUCA, and AVONNA XYLTA DEE HAUSAM TRUST, parties of the first part, hereinafter called Grantor and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, County of Tulsa, State of Oklahoma, 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(he) 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 day of JUNE, 2019.

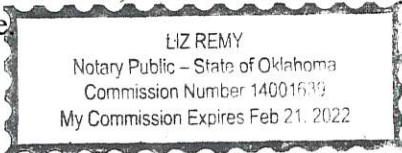
SANFORD PROPERTIES, LTD.

Marilyn Sanford
MARILYN SANFORD, PARTNER

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 1st day of June, 2019, personally appeared MARILYN SANFORD, 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:




Notary Public

Approved as to Form:


Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

City Clerk

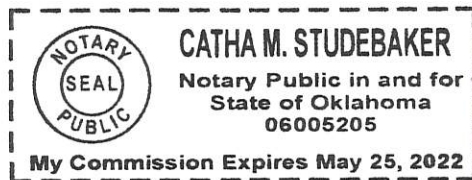
Engineer K19 Checked: 6/4/19
Project: WL1610 OLIVE AVENUE WATER LINE PARCEL NO. 1.0

Gordona A. Duca
GORDONA A. DUCA

State of Oklahoma)
)§
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 6th day of May, 2019, personally appeared GORDONA A. DUCA, 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.



Catha M. Studebaker
Notary Public

AVONNA XYLTA DEE HAUSAM TRUST

AVONNA XYLTA DEE HAUSAM,
TRUSTEE

State of Oklahoma)
)§
County of _____)

Before me, the undersigned, a Notary Public within and for said County and State, on this _____ day of _____, 2019, personally appeared AVONNA XYLTA DEE HAUSAM, 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.

Notary Public

GORDONA A. DUCA

State of Oklahoma)
)§
County of _____)

Before me, the undersigned, a Notary Public within and for said County and State, on this _____ day of _____, 2019, personally appeared GORDONA A. DUCA, 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.

Notary Public

AVONNA XYLTA DEE HAUSAM TRUST

Avonna Xylta Dee Hausam Trust

AVONNA XYLTA DEE HAUSAM,
TRUSTEE

State of Oklahoma)
)§
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 08 day of May, 2019, personally appeared AVONNA XYLTA DEE HAUSAM, 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.

Sherrie L. Percy

Notary Public

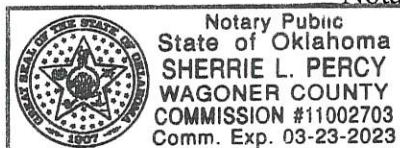
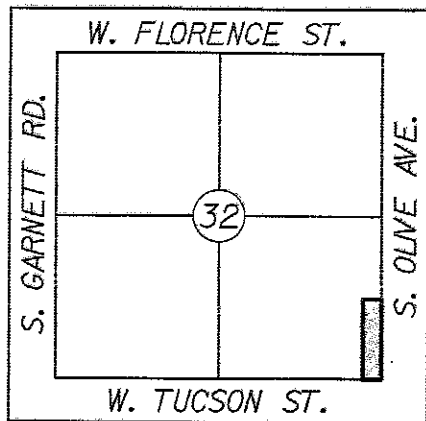


EXHIBIT A

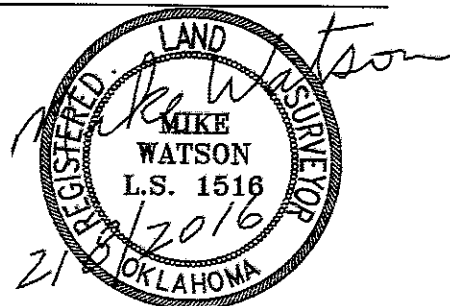


JOB _____ BAMA WL-1610
PARCEL NO. _____ 1
COUNTY _____ TULSA

LEGAL DESCRIPTION A TRACT OF LAND LOCATED IN
THE SE/4 OF THE SE/4 OF SEC. 32, T18N, R14E,
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO
THE UNITED STATES GOVERNMENT SURVEY THEREOF.

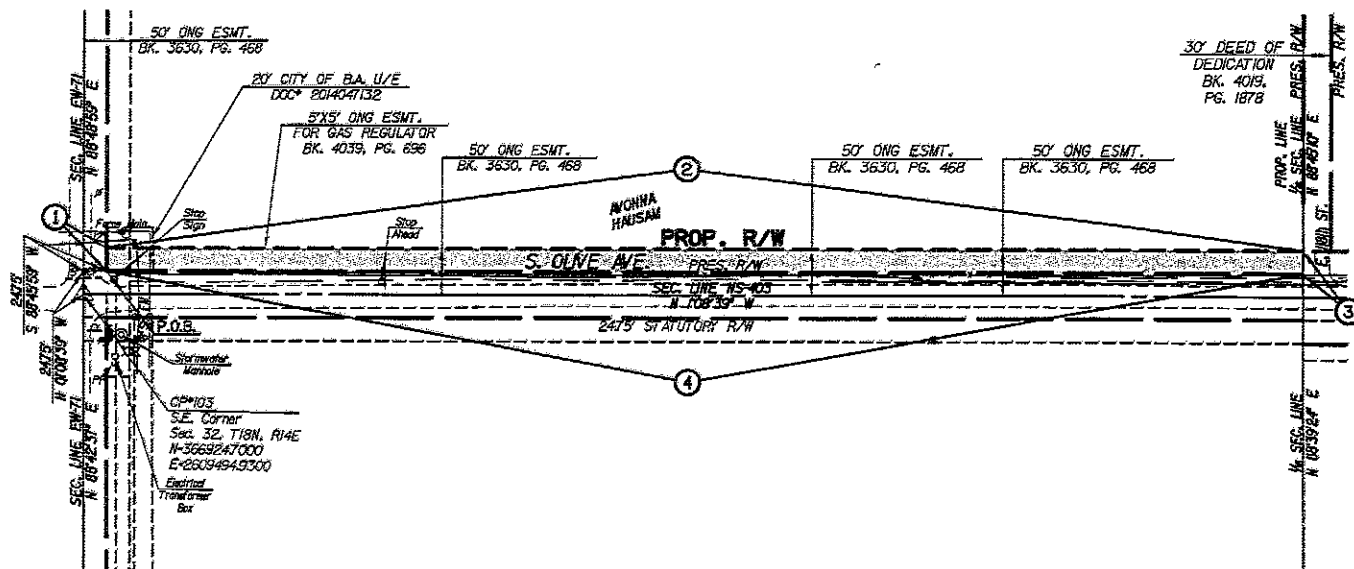
SEC 32 T 18N R 14E

BEFORE GROSS	1,089,308.12 S.F.	25.01 ACRES
EXISTING R/W	52,487.80 S.F.	1.20 ACRES
PERMANENT R/W	32,716.74 S.F.	0.75 ACRES
REM. IN QTR.	1,004,103.58 S.F.	23.06 ACRES
WATERLINE ESMT.	0.00 S.F.	0.00 ACRES
TEMP. CONST. ESMT.	0.00 S.F.	0.00 ACRES



BASIS OF BEARINGS

The bearings shown herein or hereon are grid bearings derived from the NGS Oklahoma State Plane Coordinate System.



LINE DATA		
	BEARING	DISTANCE
①	S 88°45'59" W	25.25'
②	N 01°08'39" W	1295.71'
③	N 88°45'10" E	25.25'
④	S 01°08'39" E	1295.71'

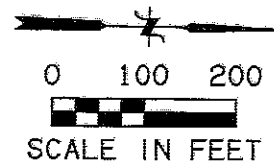


EXHIBIT A

Date Written: January, 28, 2016
Last Revision:

PARCEL NO. 1

1 FEE SIMPLE

A tract of land in the SE/4 of the SE/4 of Section 32, T18N, R14E, Tulsa County, State of Oklahoma, more particularly described, by metes and bounds, as follows:

Commencing at the Southeast Corner of said Section 32; thence along the South line of said Section 32, S88°45'59"W a distance of 24.75 feet; thence N01°08'39"W a distance of 24.75 feet to the Point of Beginning; thence along the North Right-of-Way of Tucson Street S88°45'59 W a distance of 25.25 feet; thence N01°08'39"W a distance of 1295.71 feet to a point on the North line of said SE/4 of the SE/4; thence along said North line N88°45'10"E a distance of 25.25 feet to a point on the West Right-of-Way of South Olive Avenue; thence along said West Right-of-Way S01°08'39"E a distance of 1295.71 feet to the Point of Beginning,

said tract containing 32,716.74 square feet, or 0.75 acres, more or less.

Real Property Certification

I, Mike Watson, L.S., Poe and Associates, Inc., certify that the attached Fee Simple closes in accord with existing records and is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

2/8/2016
Date

Mike Watson
Mike Watson, L.S. 1516

Certificate of Authorization No. CA 541 P.E., L.S.
Expiration Date 6-30-17