

GENERAL WARRANTY DEED
Oklahoma Statutory Form

THIS INDENTURE is made this 5th day of August, 20 16 between CHRISTOPHER A. AND DEBORAH M. BROWN, husband and wife, Grantor(s), and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, Grantee.

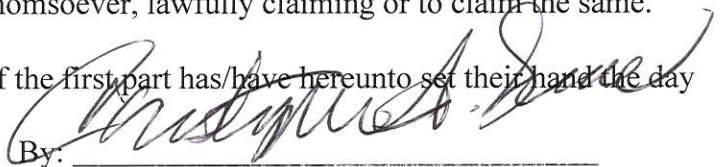
WITNESSETH, that in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt of which is hereby acknowledged, said Grantor(s), by these presents, grant, bargain, sell and convey unto said Grantee, its successors or assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

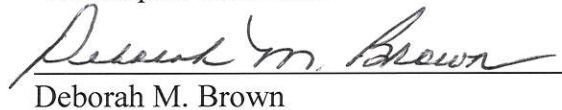
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

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 Grantor(s) 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 they lawfully seized in their 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 and other grants, titles, charges, estates, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and 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(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: 

Christopher A. Brown



Deborah M. Brown

STATE OF OKLAHOMA)
COUNTY OF Wagoner) §

Before me, the undersigned, a Notary Public, in and for said County and State, on this ____ day of June, 2016, personally appeared CHRISTOPHER A. AND DEBORAH M. BROWN, husband and wife, to me known to be identical (persons) 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 _____




Notary Public

Approved as to Form:

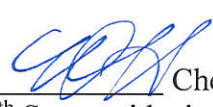

Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer 

Checked: 08/08/16

Project: 9th Street widening Elgin to El Paso #1210, Parcel #17

PARCEL 17
OWNER: BROWN, CHRISTOPHER A. AND DEBORAH M.
REAL PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT TEN (10), IN THE RESUBDIVISION OF A PORTION OF BLOCK 1, MOUND VIEW ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHEAST CORNER OF LOT 10, IN THE RESUBDIVISION OF A PORTION OF BLOCK 1, MOUND VIEW ADDITION; THENCE SOUTH 88°36'03" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 10 FOR 30.00 FEET; THENCE NORTH 01°14'53" WEST PARALLEL WITH THE EASTERLY LINE OF SAID LOT 10 FOR 10.00 FEET; THENCE NORTH 40°40'17" EAST FOR 26.94 FEET; THENCE NORTH 01°14'53" WEST PARALLEL WITH SAID EASTERLY LINE FOR 90.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 10; THENCE NORTH 88°36'03" EAST ALONG SAID NORTHERLY LINE FOR 12.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 01°14'53" EAST ALONG SAID EASTERLY LINE FOR 120.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 1,800 SQUARE FEET OR 0.041 ACRES, MORE OR LESS.

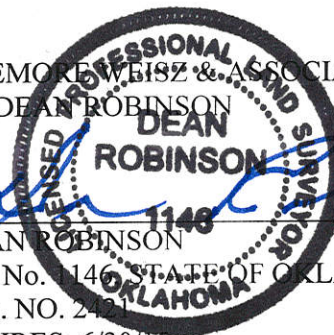
REAL PROPERTY CERTIFICATION

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

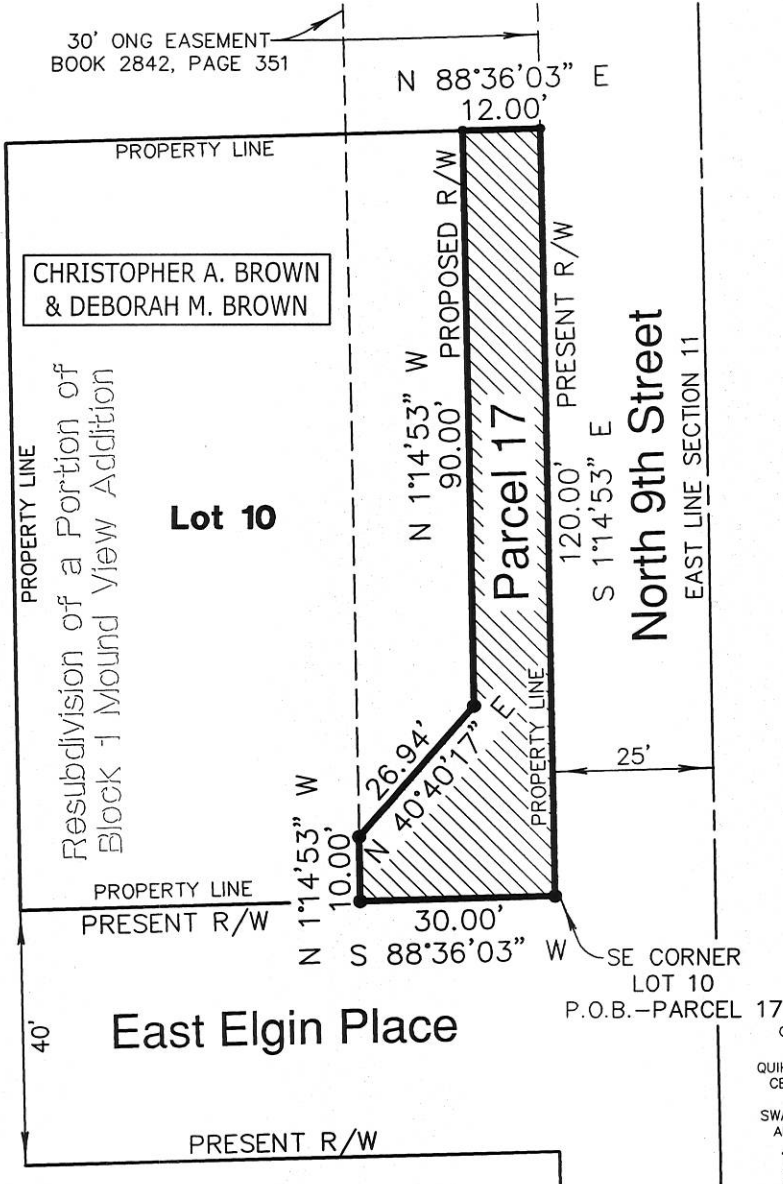
11/13/12
DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON

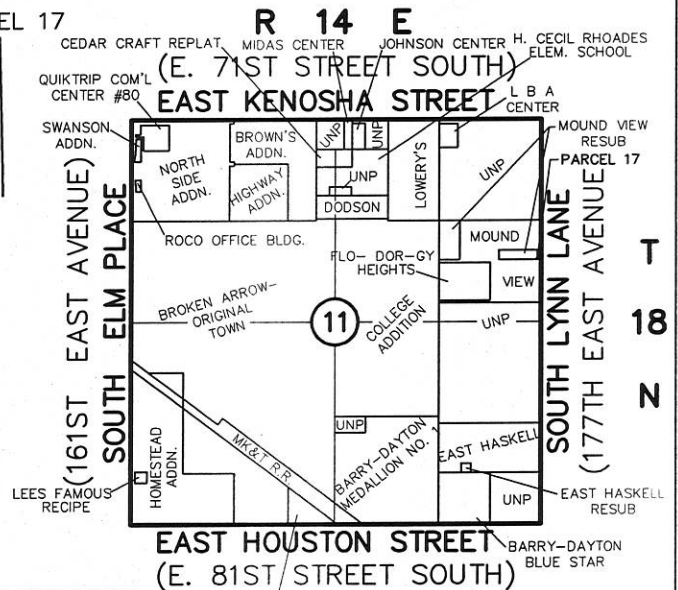
DEAN ROBINSON
PLS No. 146 STATE OF OKLAHOMA
C. A. NO. 2-1-1
EXPIRES: 6/30/15



Parcel Map



SCALE 1"=30'



Location Map

SCALE: NOT TO SCALE

TOTAL PROPERTY - 0.228 ACRES
PERMANENT R/W - 0.041 ACRES

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY

DATE: 12/10/2013
SHEET 2 OF 2



Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
W.O. NO. 16720.04

PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/15
FILE NO. 1814.1100