## GENERAL WARRANTY DEED Oklahoma Statutory Form

THIS INDENTURE is made this 3 day of August, 2014 between ROBERT W. AND HENRIETTA A. PYEATT, 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: Rht wheatt
Robert W. Pyeatt Henrietta A Pveatt STATE OF OKLAHOMA ) COUNTY OF DUSA. Before me, the undersigned, a Notary Public, in and for said County and State, on this 3 day of \_\_\_\_\_\_\_\_, 2016, personally appeared ROBERT W. AND HENRIETTA A. PYEATT, 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 und the day and year last above written. My Commission Expire Approved as to Substance: Approved as to Form: Michael L. Spurgeon, City Manager Attest: City Clerk Checked: <u>08/08</u> Project: 9th Street widening Elgin to El Paso #1210, Parcel #10

# PARCEL 10 OWNER: PYEATT, HENRIETTA A. AND ROBERT E. REAL PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT FIVE (5), BLOCK TWO (2), LEMON ADDITION, AN 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 NORTHWEST CORNER OF LOT 5, BLOCK 2, LEMON ADDITION; THENCE NORTH 88°46′52" EAST ALONG THE NORTHERLY LINE OF SAID LOT 5 FOR 7.00 FEET; THENCE SOUTH 01°10′07" EAST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5 FOR 61.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5; THENCE SOUTH 88°46′52" WEST ALONG SAID SOUTHERLY LINE OF LOT 5 FOR 7.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 01°10′07" WEST ALONG SAID WESTERLY LINE OF LOT 5 FOR 61.97 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 434 SQUARE FEET OR 0.010 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.

SISEMORE

9/20/12

DEAN ROBINSON DEAN ROBINSON DEAN ROBINSON DEAN ROBINSON AND LATE OF ORDER HOMA C. A. NO. 2 AHON EXPIRES: 6/30/2

ATES, INC.



ARROW VILLAGE SHOPPING CTR. E TIST STREET SOUTH) ARKANSAS CAR WASH & LURF-(EAST KENOSHA STREET ARROW VILLAGE-LYNN LANE AVENUE) AVENUE) SOUTH 23RD STR (SOUTH 193RD EAST A **X 8 L** T EAST H STI ₹ 97H PARCEL 10-NEW HOPE PRIMITIVE BAPTIST CHURCH HOUSTON STREET (EAST 81ST STREET SOUTH)

TOTAL PROPERTY - 0.225 ACRES PERMANENT R/W - 0.010 ACRES

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

## Sisemore Weisz & Associates, Inc.

**Location Map** 

SCALE: NOT TO SCALE

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. 1814,1200