

# GENERAL WARRANTY DEED

## Oklahoma Statutory Form

THIS INDENTURE is made this 4<sup>th</sup>, day of June, 2018 between RCB Bank, Grantor, 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, 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 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, 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 hereunto set their hand the day and year above written.

RCB Bank

JAMES SMITH VP

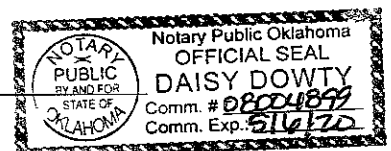
Printed Name and Title

STATE OF OKLAHOMA)  
COUNTY OF ROGERS) §

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4 day of June, 2018, personally appeared Jared Smith, to me known to be identical person 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.

Sally Sawyer  
Notary Public



Approved as to Form:

Approved as to Substance:

Gesli Myers  
Assistant City Attorney

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer RDH Checked: 6/6/18  
Project: Washington Street: Garnett – Olive ST1616, Parcel #1

# PERMANENT RIGHT OF WAY

Parcel: 1

Exhibit A

## LEGAL DESCRIPTION:

A part of the West 478.50 feet of the South Half of the Southwest Quarter of the Southwest Quarter (S/2 SW/4 SW/4) of Section 17, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows; Commencing at the Southwest Corner of Section 17, Township 18 North, Range 14 East, Tulsa County; Thence along the South Line of the Southwest Quarter of Section 17, N88°41'38"E a distance of 478.50 feet; Thence N01°17'25"W a distance of 50.00 feet to the Point of Beginning; Thence parallel with the South Line of the Southwest Quarter of Section 17, S88°41'38"W a distance of 400.51 feet; Thence N46°17'59"W a distance of 21.21 feet; Thence N88°41'38"E a distance of 415.51 feet; Thence S01°17'25"E a distance of 15.00 feet to the Point of Beginning.

Having an area of 6120 square feet, 0.1405 acres

Bearings based on the Oklahoma State Plane Grid Zone North.

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

Russell M. Muzika  
Professional Land Surveyor,  
Oklahoma No. 1603  
GEODECA LLC



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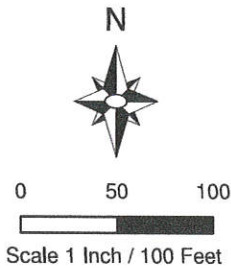
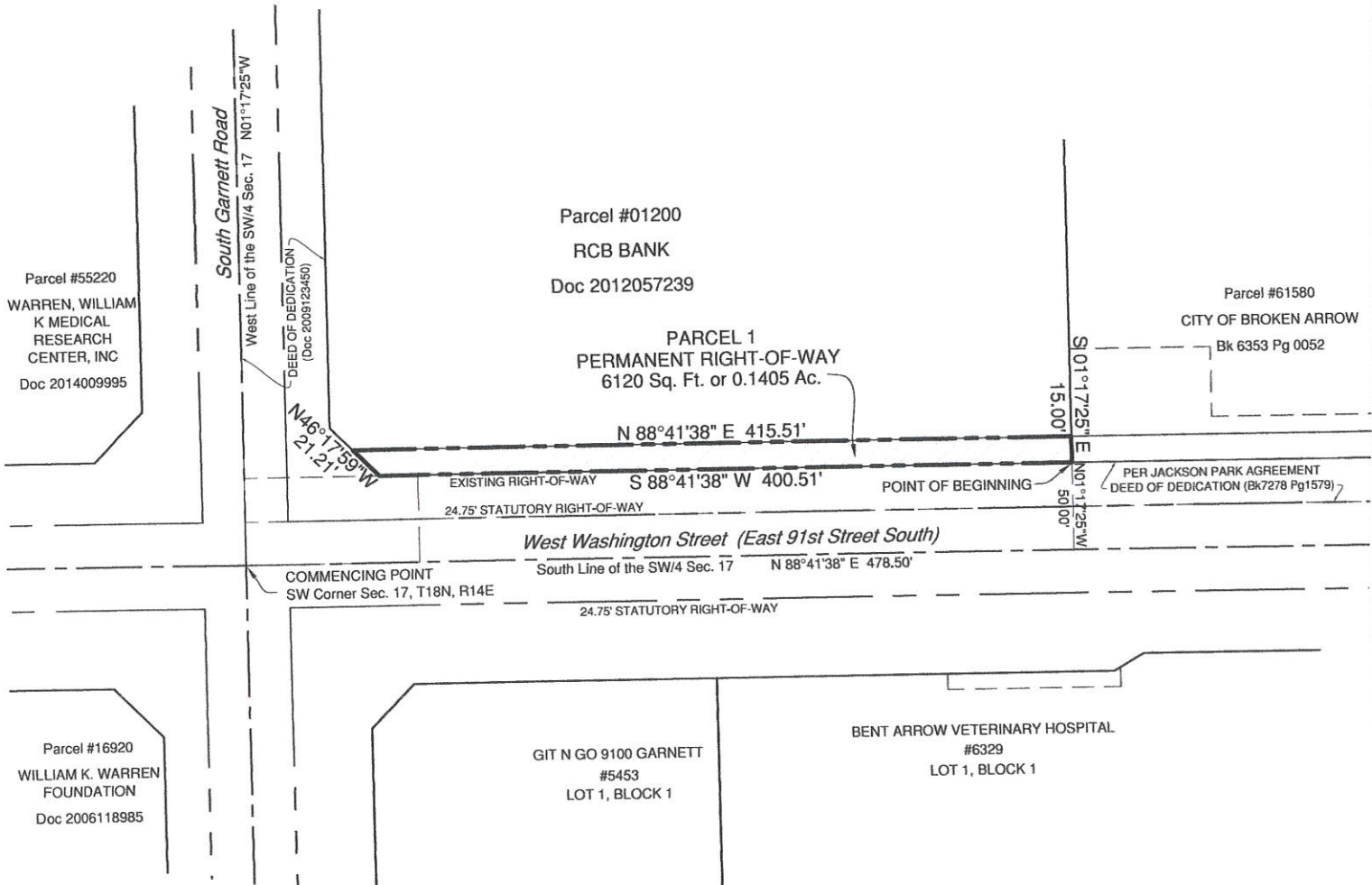
GEODECA LLC  
P.O.Box 330281, Tulsa, Ok. 74133  
918 949 4064  
CA # 5524 exp 6/30/2018

PERMANENT RIGHT OF WAY
Area: 6120 Sq. Ft. or 0.1405 Acres
Owner: RCB BANK
Address: GARNETT & 91ST ST S

Parcel: 1
Revision: 1
Date: June 02 2017

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Parcel: 1



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