

GENERAL WARRANTY DEED

This Indenture: Made this 14 day of July, 2018 between HEDGEHOG INVESTMENTS, LLC, a Oklahoma limited liability company by LARRY D. SWEET, its MANAGER, party 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(she) 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 14 day of July, 2018.

HEDGEHOG INVESTMENTS, LLC, a  
Oklahoma limited liability

  
Larry D. Sweet, Manager

State of Oklahoma     )  
                                      ) §  
County of Tulsa        )

Before me, the undersigned Notary Public, in and for said County and State, on this 14th day of July, 2018, personally appeared LARRY D. SWEET for HEDGEHOG INVESTMENTS, LLC, a Oklahoma limited liability company to me known 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

EXHIBIT "A"

LEGAL DESCRIPTION:

A strip, piece or parcel of land lying in part of the E ½ W ½ SW ¼ SE ¼ SE ¼ of Section 28, Township 18 North, Range 14 East, 1M, Tulsa County, Oklahoma. Said parcel of land being described as follows:

The South 50.00 feet of said E ½ W ½ SW ¼ SE ¼ SE ¼.

Containing 0.10 acres (4168 Sq. Ft.) more or less, of new right of way, the remaining area included in the above description being statutory right of way occupied by the present road.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

  
Brian C. Bird  
Registered Surveyor No. 1869  
In the State of Oklahoma  
CA#32 Expires 06-30-2014

04-03-14  
DATE



EXHIBIT "A"

OWNER:  
HEDGEHOG INVESTMENTS, LLC

ADDRESS:  
PO BOX 1132  
TULSA, OK 74101

STATEMENT OF BEARINGS:  
ALL BEARINGS ARE GRID NORTH BASED UPON THE NAD 83  
OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

