

GENERAL WARRANTY DEED

This Indenture: Made this 17th day of July, 2018 between DAVID BENDEL, VICE-PRESIDENT, SIEGFRIED PROPERTIES, INC., 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.

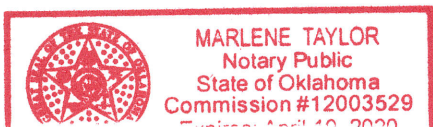
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 17 day of July, 2018.

David Bendel
DAVID BENDEL, VICE-PRESIDENT
SIEGFRIED COMPANIES, INC.

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 17 day of July, 2018, personally appeared DAVID BENDEL, 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.



Marlene Taylor
Notary Public

Approved as to Form:

Lesli Myers
Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

City Clerk

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

18 T
S. OLIVE AVENUE

S. ASPEN AVENUE

24.75' STAT. RW

PROP. & SEC. LINE

POB

S 88°34'42" W
670'

N 51°36'57" W
78 10'

S 88°34'42" W
130'

653°02'27" W

PROP. LINE &
PRES. RW

.71' S 88°34'42" W

N 01°25'18" W

S 88°34'42" W

S 01°25'18" E

PROP. & 1/4 SEC. LINE

PROP. & 1/4 SEC. LINE



CEC

PARCEL: 9
REV: 05-08-2018

DATE: 12-03-2014
DRAWN BY: P.L.K.
SCALE: 1:400
CHECKED BY: B.C.B.

LEGAL DESCRIPTION:

A strip, piece or parcel of land lying in part of the NW/4 of Section 33, Township 18 North, Range 14 East, IM, Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the Northwest corner of said NW/4, thence N 88°34'42" E a distance of 500.29 feet to the point of beginning, thence continuing N 88°34'42" E along said North line a distance of 2140.81 feet to the Northeast corner of said NW/4, thence S 01°25'18" E along the East line of said NW/4 a distance of 50.00 feet; thence S 88°34'42" W on a line parallel with and 50.00 feet South of said North line a distance of 141.10 feet; thence N 01°25'18" W on a line parallel with and 141.10 feet West of said East line a distance of 10.00 feet; thence S 88°34'42" W on a line parallel with and 40.00 feet South of said North line a distance of 1069.71 feet; thence S 53°02'27" W a distance of 86.02 feet; thence S 88°34'42" W on a line parallel with and 90.00 feet South of said North line a distance of 130.00 feet; thence N 51°36'57" W a distance of 78.10 feet; thence S 88°34'42" W on a line parallel with and 40.00 feet South of said North line a distance of 670.00 feet to a point on the South present right of way line of Florence Street; thence N 01°25'18" W on said present right of way line a distance of 40.00 feet to point of beginning.

Containing 1.01 acres (43808 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 06-30-2018



PARCEL: 9	DATE: 12-03-2014
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	CHECKED BY: B.C.B.