

GENERAL WARRANTY DEED

This Indenture: Made this 17 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.



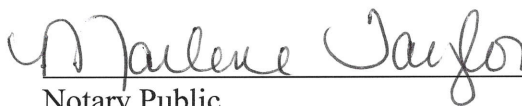
DAVID BENDEL, VICE-PRESIDENT
SIEGFRIED COMPANIES, INC.

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.





Notary Public

Approved as to Form:



Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer WSC Checked: 7-17-18
Project: ST1410 FLORENCE STREET: OLIVE TO ASPEN, PARCEL NO. 2.0

EXHIBIT "A"

LEGAL DESCRIPTION:

A strip, piece or parcel of land lying in part of the SW¼ SE¼ SW¼ of Section 28, Township 18 North, Range 14 East, IM, Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at the Southwest corner of said SW¼ SE¼ SW¼, thence N 01°25'18" W along the West line of said SW¼ SE¼ SW¼ a distance of 90.00 feet, thence N 88°34'42" E along a line parallel to and 90.00 feet North of the South line of said SW¼ SE¼ SW¼ a distance of 143.00 feet, thence S 46°25'18" E a distance of 70.71 feet, thence N 88°34'42" E along a line parallel to and 40.00 feet North of said South line a distance of 467.27 feet to the East line of said SW¼ SE¼ SW¼, thence S 01°25'18" E along said East line a distance of 40.00 feet to the Southeast corner of said SW¼ SE¼ SW¼, thence S 88°34'42" W along said South line a distance of 660.27 feet to point of beginning.

Containing 0.42 acres (18469 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

12-05-14
DATE



PARCEL: 2

REV: 12-03-2014

Page 1 of 2

DATE: 12-03-2014

DRAWN BY: P.L.K.

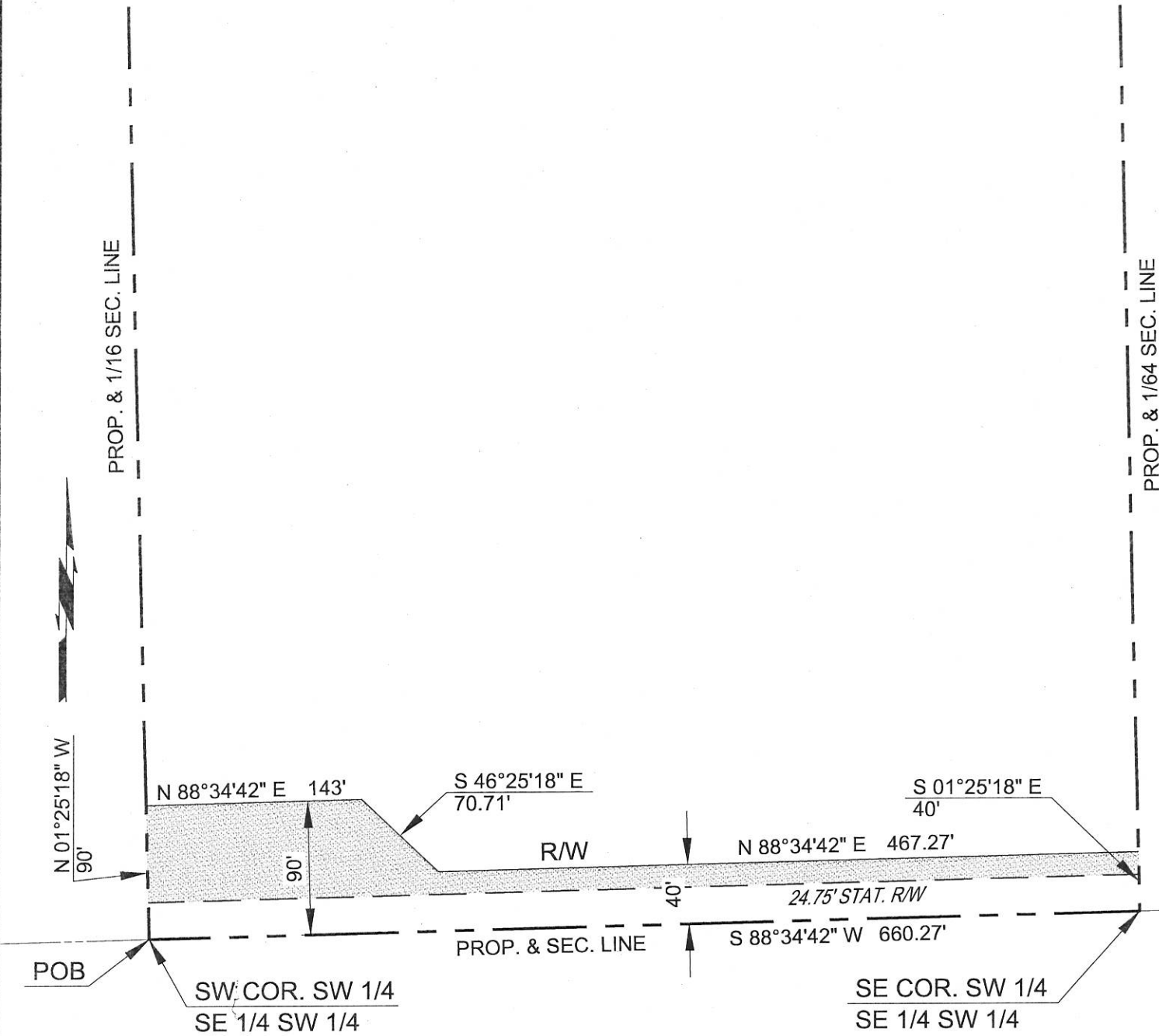
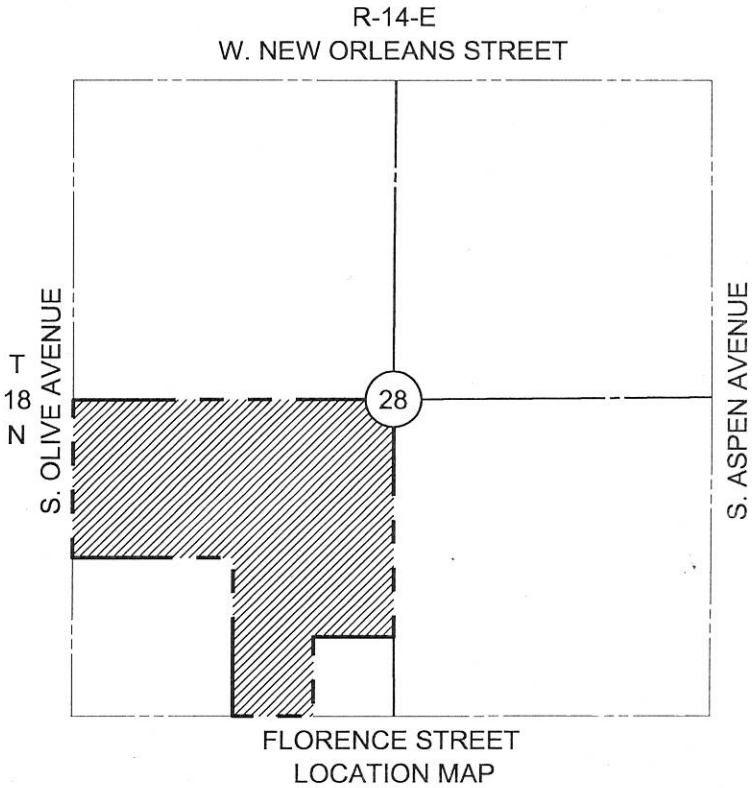
CHECKED BY: B.C.B.

EXHIBIT "A"

OWNER:
SIEGFRIED COMPANIES, INC.

ADDRESS:
1924 S. UTICA AVE. SUITE NO. 1120
TULSA, OK 74104

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



PARCEL: 2
REV: 12-03-2014

DATE: 12-03-2014
DRAWN BY: P.L.K.
SCALE: 1:100
CHECKED BY: B.C.B.