

GENERAL WARRANTY DEED
(Oklahoma Statutory Form)

THIS INDENTURE, Made this ____ day of _____, 2018, between Patio Condominiums Homeowners' Association, Inc., Owners, Grantor, and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, Grantee.

WITNESSETH, that in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, receipt of which is hereby acknowledged, said Grantor do(es), 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" & "B"

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.

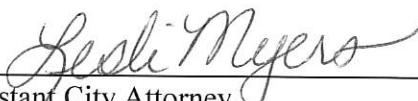
And said Grantor, for themselves and their heirs, executors, and administrators, does hereby covenant, promise and agree to and with said Grantee, at the delivery of these presents that he(she) is lawfully seized in his(her) own right of an absolute and indefeasible estate of inheritance in fee simple, 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 said Grantor has hereunto set his hand the day and year above written.

Patio Condominiums Homeowners' Association, Inc.

See attached signature pages

Approved as to Form:



Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer WSE Checked: 9-24-18
Project: #ST1210 - 9th Street Improvements: Elgin to ElPaso

Patio Condominiums Home Owner's Association, Inc. – PARCEL 3.0

EXHIBIT "A"

PROPOSED RIGHT-OF-WAY LEGAL DESCRIPTION

A tract of Land that is part of Patio Condominiums Home Owner's Association, Inc., according to the Conditions, Covenants and Restrictions for Patio Condominiums A Unit Ownership Estate, Recorded in Book 4411, at Page 185, inclusive, as corrected in Book 4418, at Page 472, all situated in the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eighteen North (18), Range Fourteen (14) East of the Indian Meridian, City of Broken Arrow, Tulsa County, State of Oklahoma, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot One (1), Block Four (4), of Blocks 4 through 7, Arrow Village Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; said point being 50 feet Easterly of the West Line of said Northwest Quarter (NW1/4); thence S 01°14'53" E parallel with said West line a distance of 425.00 feet; thence N 88°46'52" E a distance of 135.00; thence N 01°14'53" W a distance of 5.00 feet; thence S 88°46'58" W a distance of 111.00 feet; thence N 01°14'53" W a distance of 412.00 feet; thence S 88°46'52" W a distance of 24.00 feet to the POINT OF BEGINNING, containing 10,755 square feet or 0.25 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Paul E. Davis of Garver, LLC, certify that the legal description heron closes in accordance with current tolerances and is a true representation of the real property described, and that the survey of real property meets the minimum technical standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Witness my hand and seal this 26th day of July, 2017.



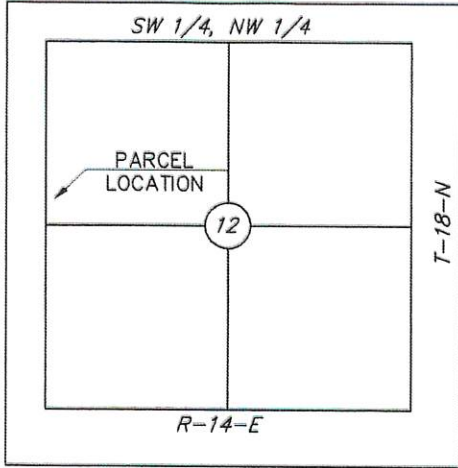
Paul E. Davis, PLS
Oklahoma No. 1565
Cert. of Auth. 4193
Exp. Date June 30, 2018

Exhibit 'B'

PARCEL NO. 3
COUNTY: TULSA

LEGAL DESCRIPTION See Exhibit "A"

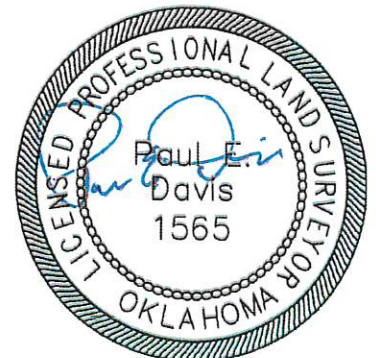
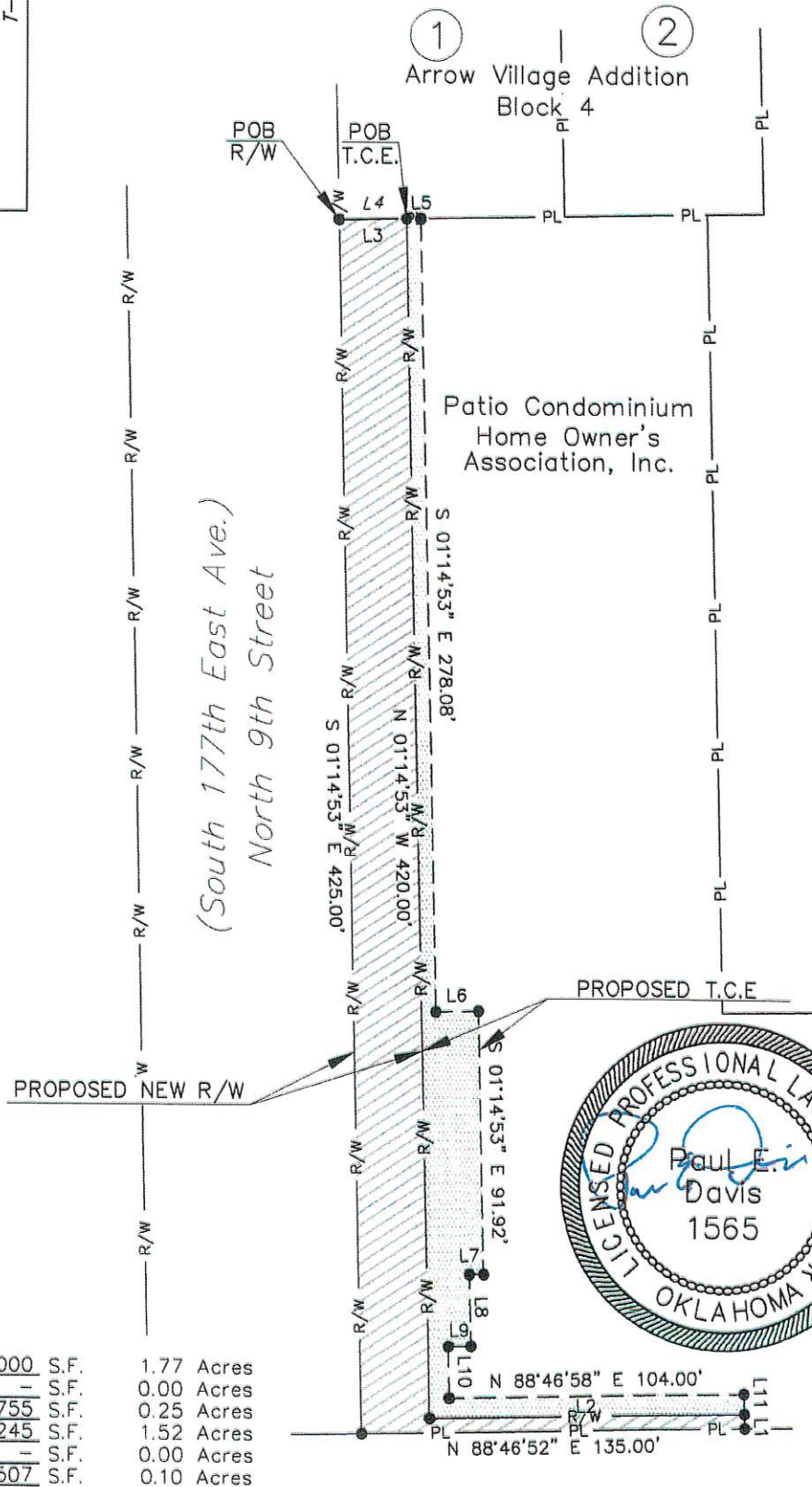
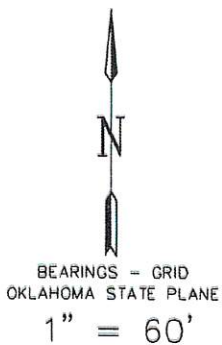
THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENTS AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.



LOCATION MAP
NOT TO SCALE

POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
R/W - RIGHT OF WAY
T.C.E. - TEMPORARY CONSTRUCTION EASEMENT

LINE	ANGLE	DISTANCE
L1	N 01°14'53" W	5.00'
L2	S 88°46'58" W	111.00'
L3	S 88°46'52" W	24.00'
L4	N 88°46'52" E	24.00'
L5	N 88°46'52" E	5.00'
L6	N 88°46'52" E	15.00'
L7	S 88°46'58" W	5.00'
L8	S 01°14'53" E	25.00'
L9	S 88°46'58" W	8.00'
L10	S 01°14'53" E	18.00'
L11	S 01°14'53" E	7.00'



Tract Area	77,000	S.F.	1.77	Acres
Existing R/W	-	S.F.	0.00	Acres
New R/W	10,755	S.F.	0.25	Acres
Rem in Tract	66,245	S.F.	1.52	Acres
Perpetual Easement	-	S.F.	0.00	Acres
Temp Construction Easement	4,507	S.F.	0.10	Acres

Unit No. 1, Building No. 1;
Unit No. 12, Building No. 5;
Unit No. 14, Building No. 5;
Unit No. 20, Building No. 7;
Unit No. 21, Building No. 7;
and an Undivided interest in and to the
common elements appurtenant thereto in
PATIO Condominiums, as designated by
Declaration of Conditions, Covenants and
Restrictions of Patio Condominiums, a Unit
Ownership Estates, recorded in Book 4411,
Pages 185 to 212, inclusive, being situated in
the City of Broken Arrow, Tulsa County,
State of Oklahoma

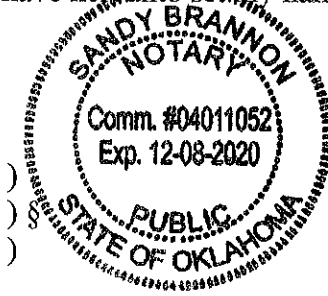
Jose C. Gutierrez
Jose C. Gutierrez

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
21st day of February, 2018, personally appeared Jose C. Gutierrez, to me known
to be the identical person(s) who executed the within and foregoing instrument as the free and
voluntary act and deed of such person(s) 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 above written.

State of)
County of)



Sandy Brannon
Notary Public

Before me, the undersigned, a Notary Public within and for said County and State, on this
_____ day of _____, 2018, personally appeared _____
_____, to me known to be the identical person(s) who executed the within and
foregoing instrument as the free and voluntary act and deed of such person(s) 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 above written.

Notary Public

Unit No. 2, Building No. 1;
and an Undivided interest in and to the
common elements appurtenant thereto in
PATIO Condominiums, as designated by
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Restrictions of Patio Condominiums, a Unit
Ownership Estates, recorded in Book 4411,
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the City of Broken Arrow, Tulsa County,
State of Oklahoma


David Edward Boggs

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this
2nd day of February, 2018, personally appeared David Edward Boggs, to me
known to be the identical person(s) who executed the within and foregoing instrument as the free
and voluntary act and deed of such person(s) 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 above written.

State of Oklahoma)
) §
County of Tulsa)



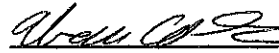

Notary Public

Before me, the undersigned, a Notary Public within and for said County and State, on this
2nd day of February, 2018, personally appeared David Edward Boggs
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) for the uses and purposes therein set forth.

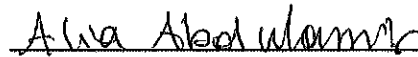
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year last above written.


Notary Public

Unit No. 3, Building No. 1;
Unit No. 4, Building No. 2;
Unit No. 5, Building No. 2;
Unit No. 16, Building No. 6;
Unit No. 24, Building No. 8;
and an Undivided interest in and to the
common elements appurtenant thereto in
PATIO Condominiums, as designated by
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State of Oklahoma



Abaas Al-Kazaz

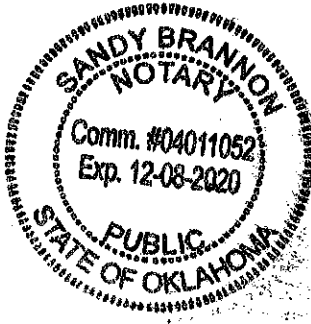



Alia Abdulamir

State of Oklahoma
County of Tulsa

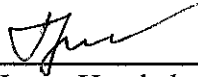
Before me, the undersigned, a Notary Public within and for said County and State, on this 24th day of February, 2018, personally appeared Abaas Al-Kazaz and Alia Abdulamir, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person(s) 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 above written.




Notary Public

Unit No. 6, Building No. 2;
and an Undivided interest in and to the
common elements appurtenant thereto in
PATIO Condominiums, as designated by
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Restrictions of Patio Condominiums, a Unit
Ownership Estates, recorded in Book 4411,
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State of Oklahoma

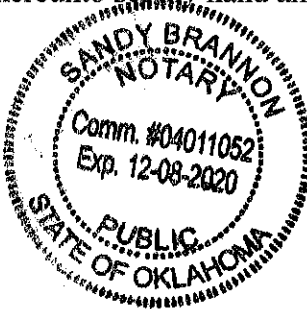


Hanna Hryshchenko

State of Oklahoma,
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
23rd day of February, 2018, personally appeared Hanna Hryshchenko, to me
known to be the identical person(s) who executed the within and foregoing instrument as the free
and voluntary act and deed of such person(s) 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 above written.





Notary Public

State of)
) §
County of)


Before me, the undersigned, a Notary Public within and for said County and State, on this
_____ day of _____, 2018, personally appeared _____,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.

Notary Public


Olga Komar

Notary Public


Notary

Unit No. 9, Building No. 4;
Unit No. 19, Building No. 7;
Unit No. 22, Building No. 8;
Unit No. 27, Building No. 9;
Unit No. 28, Building No. 9;
Unit No. 29, Building No. 9;
Unit No. 31, Building No. 10;
Unit No. 32, Building No. 10;

and an Undivided interest in and to the common elements appurtenant thereto in PATIO Condominiums, as designated by Declaration of Conditions, Covenants and Restrictions of Patio Condominiums, a Unit Ownership Estates, recorded in Book 4411, Pages 185 to 212, inclusive, being situated in the City of Broken Arrow, Tulsa County, State of Oklahoma

Jose C. Gutierrez
J. Gutierrez Properties, L.L.C.

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this 01st day of February, 2018, personally appeared Jose C. Gutierrez, to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person(s) 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 above written.



Sandy Brannon
Notary Public

Unit No. 10, Building No. 4;
and an Undivided interest in and to the
common elements appurtenant thereto in
PATIO Condominiums, as designated by
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Restrictions of Patio Condominiums, a Unit
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State of Oklahoma

Janet G. Oshansky
Janet G. Oshansky

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
14 day of June, 2018, personally appeared Janet G. Oshansky, to me
known to be the identical person(s) who executed the within and foregoing instrument as the free
and voluntary act and deed of such person(s) 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 above written.



KAREN L. PAX
Notary Public
Wagoner County
State of Oklahoma
Commission # 01003514
Expires: April 11, 2021

[Signature]
Notary Public

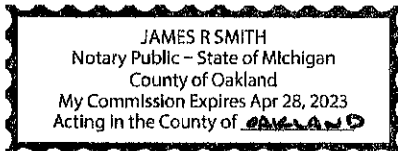
State of)
County of) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
_____ day of _____, 2018, personally appeared _____,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.

Notary Public

Unit No. 15, Building No. 6;
and an Undivided interest in and to the
common elements appurtenant thereto in
PATIO Condominiums, as designated by
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State of Oklahoma

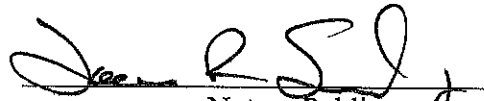



Motoo Yamakura

State of MICHIGAN)
) §
County of OAKLAND)

Before me, the undersigned, a Notary Public within and for said County and State, on this
21 day of FEBRUARY, 2018, personally appeared Motoo Yamakura, to me
known to be the identical person(s) who executed the within and foregoing instrument as the free
and voluntary act and deed of such person(s) 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 above written.


Notary Public

State of)
) §
County of)

Before me, the undersigned, a Notary Public within and for said County and State, on this
_____ day of _____, 2018, personally appeared _____,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.

Notary Public

Jan Eden / Eden Realty
Eden Realty Inc.



Sammy R. Seale
Notary Public

Unit No. 18, Building No. 7;
and an Undivided interest in and to the
common elements appurtenant thereto in
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State of Oklahoma

Star Mattox
Star Mattox, Settler of the Star Mattox Trust

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
13 day of March, 2018, personally appeared Star Mattox, Settler of the Star
Mattox Revocable Trust, to me known to be the identical person(s) who executed the within and
foregoing instrument as the free and voluntary act and deed of such person(s) 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 above written.



TAMMY R. SEALE
Notary Public
Tulsa County
State of Oklahoma
Commission # 17011422
Expires: Dec. 14, 2021

Tammy R. Seale
Notary Public

Becky Ann Jacobs
Becky Ann Jacobs

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



LE *Sammy R. Seale*
Notary Public

Before me, the undersigned, a Notary Public within and for said County and State, on this _____ day of _____, 2018, personally appeared _____, to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person(s) 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 above written.

Notary Public

Unit No. 25, Building No. 8;
and an Undivided interest in and to the
common elements appurtenant thereto in
PATIO Condominiums, as designated by
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State of Oklahoma

Jose C. Gutierrez
Jose Gutierrez

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
15th day of July, 2018, personally appeared Jose Gutierrez, to me known to
be the identical person(s) who executed the within and foregoing instrument as the free and
voluntary act and deed of such person(s) 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 above written.



KAREN L. PAX
Notary Public
Wagoner County
State of Oklahoma
Commission # 01003514
Expires: April 11, 2021

[Signature]
Notary Public

State of)
County of) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
_____ day of _____, 2018, personally appeared _____,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.

Notary Public

Unit No. 26, Building No. 9;
and an Undivided interest in and to the
common elements appurtenant thereto in
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State of Oklahoma

Louvetia J. Swearengen
Louvetia J. Swearengen

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
15th day of February, 2018, personally appeared Louvetia J. Swearengen, to me
known to be the identical person(s) who executed the within and foregoing instrument as the free
and voluntary act and deed of such person(s) 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 above written.



KAREN L. PAX
Notary Public
Wagoner County
State of Oklahoma
Commission # 01003514
Expires: April 11, 2021

[Signature]
Notary Public

State of)
County of) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
_____ day of _____, 2018, personally appeared _____,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.

Notary Public

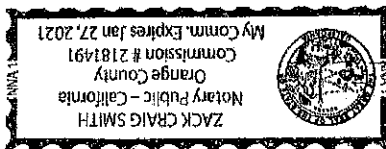
Unit No. 26, Building No. 9;
and an Undivided interest in and to the
common elements appurtenant thereto in
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Restrictions of Patio Condominiums, a Unit
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State of Oklahoma


Dinita S. Medcalf

State of CA)
) §
County of Orange)

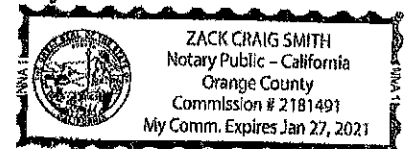
Before me, the undersigned, a Notary Public within and for said County and State, on this
15 day of February, 2018, personally appeared Dinita S. Medcalf, to me
known to be the identical person(s) who executed the within and foregoing instrument as the free
and voluntary act and deed of such person(s) 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 above written.




Notary Public

State of)
) §
County of)



Before me, the undersigned, a Notary Public within and for said County and State, on this
_____ day of _____, 2018, personally appeared _____,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.

Notary Public


Marcia K. Reecher

Notary Public

Unit No. 26. Building No. 9;
and an Undivided interest in and to the
common elements appurtenant thereto in
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State of Oklahoma

Janice M. Curry
Janice M. Curry
David N. Curry
David N. Curry

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
26 day of February, 2018, personally appeared Janice M. Curry, to me known
to be the identical person(s) who executed the within and foregoing instrument as the free and
voluntary act and deed of such person(s) 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 above written.

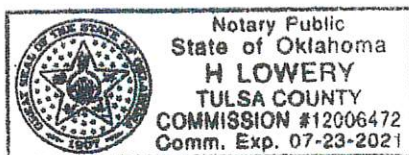


H Lowery
Notary Public

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
26 day of February, 2018, personally appeared David N. Curry,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.



H Lowery
Notary Public

Unit No. 30, Building No. 10;
and an Undivided interest in and to the
common elements appurtenant thereto in
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State of Oklahoma

Joanne Beach
Joanne Beach

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this
23rd day of February, 2018, personally appeared Joanne Beach, to me known to
be the identical person(s) who executed the within and foregoing instrument as the free and
voluntary act and deed of such person(s) 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 above written.



TAMMY R. SEALE
Notary Public
Tulsa County
State of Oklahoma
Commission # 17011422
Expires: Dec. 14, 2021

Tammy R. Seale
Notary Public

State of)
) §
County of)

Before me, the undersigned, a Notary Public within and for said County and State, on this
_____ day of _____, 2018, personally appeared _____,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.

Notary Public

Unit No. 33, Building No. 10;
and an Undivided interest in and to the
common elements appurtenant thereto in
PATIO Condominiums, as designated by
Declaration of Conditions, Covenants and
Restrictions of Patio Condominiums, a Unit
Ownership Estates, recorded in Book 4411,
Pages 185 to 212, inclusive, being situated in
the City of Broken Arrow, Tulsa County,
State of Oklahoma

Jose Gutierrez
Jose Gutierrez

State of Oklahoma)
County of Tulsa) §

Before me, the undersigned, a Notary Public within and for said County and State, on this
17th day of September, 2018, personally appeared Jose Gutierrez, to me known to
be the identical person(s) who executed the within and foregoing instrument as the free and
voluntary act and deed of such person(s) 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 above written.

State of Oklahoma)
County of Tulsa) §

 **KAREN L. PAX**
Notary Public
Wagoner County
State of Oklahoma
Commission # 01003514
Expires: April 11, 2021

Karen L. Pax
Notary Public

Before me, the undersigned, a Notary Public within and for said County and State, on this
17th day of September, 2018, personally appeared _____,
to me known to be the identical person(s) who executed the within and foregoing instrument as
the free and voluntary act and deed of such person(s) 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 above written.

Notary Public