GENERAL WARRANTY DEED Oklahoma Statutory Form

THIS INDENTURE is made this_	_day of_		, 2018 betw	reen
DUKES INVESTMENTS, LLC, a Oklahoma	Limited	Liability Company,	Grantor(s),	and the CITY
OF BROKEN ARROW, OKLAHOMA, a mu	ınicipal c	orporation, 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(s), 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(s) 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(s), 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/have hereunto set their hand the day and year above written.

By: GREGORY A. DUKES

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STATE OF OKLAHOMA)

(COUNTY OF TWSC.)

Notary Public State of Ok ... MEGAN Mc ... A. TULSA COMMISSION # 44/00/14/Comm. Exp. 07-01-2-22

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27 day of 2018, personally appeared GREGORY A. DUKES, a managing member of DUKES INVESTMENTS, LLC, to me known to be identical person(s) 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.

My Commission Expires: 711 2022	men
	Notary Public
Approved as to Form:	Approved as to Substance:
Lesli Muers	
Assistant City Attorney	Michael L. Spurgeon, City Manager
	Attest:
Engineer WC Checked: 10-3-18	City Clerk

Project: Florence Street widening Olive to Aspen, Project No. ST1410, Parcel #1

EXHIBIT "A"

LEGAL DESCRIPTION:

A strip, piece or parcel of land lying in part of the SW1/4 SW1/4 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:

Commencing at the Southwest corner of said SW¼, thence N 88°34'42" E along the South line of said SW¼ a distance of 399.98 feet, thence N 01°25'18" W a distance of 24.75 feet to a point on the North statutory right of way line of said South line, said point being the point of beginning, thence continuing N 01°25'18" W along the North present right of way line of Florence Street a distance of 15.25 feet, thence N 88°34'42" E on a line parallel to and 40.00 feet North of said South line a distance of 620.58 feet, thence N 79°06'58" E a distance of 304.14 feet to a point on the East line of said SW1/4 SW1/4, thence S 01°25'18" E along said East line a distance of 65.25 feet to a point on said North statutory right of way line, thence S 88°34'42" W along said North statutory right of way line a distance of 920.58 feet to said point of beginning.

Containing 0.49 acres (21539 Sq. Ft.) more or less, of new right of way.

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



infrastructure solutions

PARCEL: 1

REV: 12-03-2014

DATE: 12-03-2014

DRAWN BY: P.L.K.

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CHECKED BY: B.C.B.

