

**GENERAL WARRANTY DEED**  
**Oklahoma Statutory Form**

THIS INDENTURE is made this 1<sup>ST</sup> day of OCTOBER, 2018 between AMERICAN LAND DEVELOPMENT LIMITED PARTNERSHIP, Grantor, and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, 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, 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 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, 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 hereunto set their hand the day and year above written.

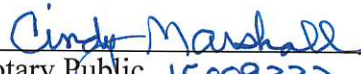
AMERICAN LAND DEVELOPMENT  
LIMITED PARTNERSHIP

  
STEPHEN E. JACKSON, PRESIDENT  
Printed Name and Title

STATE OF OKLAHOMA)  
  ) §  
COUNTY OF TULSA )

Before me, the undersigned, a Notary Public, in and for said County and State, on this 1<sup>ST</sup> day of OCTOBER, 2018, personally appeared STEPHEN E. JACKSON, to me known to be identical person 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.

  
Notary Public 15009332  
Exp: 10/7/19

Approved as to Form:

Approved as to Substance:

  
\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Michael L. Spurgeon, City Manager

Attest:

Engineer hsc Checked: 10-5-18  
Project: Washington Street: Garnett – Olive ST1616, Parcel #8

\_\_\_\_\_  
City Clerk

# PERMANENT RIGHT OF WAY

Parcel: 8

Exhibit A

## LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE/4) of Section 17, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows; Commencing at the Southwest corner of Lot Twenty-six (26) of Block One (1) of "PECAN GROVE ESTATES" an addition to the City of Broken Arrow filed as Plat #5012 at the office of the Tulsa County Clerk; Thence parallel with the South line of the Southeast Quarter of Section 17 along the North line of a tract of land described in Deed of Dedication filed in Book 6291 Page 1855 at the office of the Tulsa County Clerk, S88°41'27"W a distance of 170.12 feet; Thence N01°18'33"W a distance of 20.00 feet; Thence S88°41'27"W a distance of 29.84 feet to the Point of Beginning; Thence S88°41'27"W a distance of 52.99 feet to a point on the East line of a perpetual road easement described in Book 1337 Page 202 at the office of the Tulsa County Clerk; Thence along said line N01°11'19"W a distance of 35.00 feet; Thence S88°41'27"W a distance of 45.00 feet to the West line of said perpetual road easement; Thence along said line S01°11'19"E a distance of 35.00 feet to the North line of a tract of land described in Deed of Dedication filed in Book 6291 Page 1855 at the office of the Tulsa County Clerk; Thence along said line, S88°41'27"W a distance of 172.17 feet; Thence S71°59'38"W a distance of 34.81 feet; Thence S88°41'27"W a distance of 36.00 feet; Thence N71°55'34"E a distance of 156.01 feet; Thence N88°41'27"E a distance of 137.20 feet to a point on the East line of a perpetual road easement described in Book 1337 Page 202 at the office of the Tulsa County Clerk; Thence S74°33'37"E a distance of 55.30 feet; Thence S01°11'37"E a distance of 19.06 feet to the Point of Beginning.

Having an total area of 7052 square feet, 0.1691 acres

Bearings based on the Oklahoma State Plane Grid Zone North.

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

Russell M. Muzika  
Professional Land Surveyor  
Oklahoma No. 1603  
GEODECA LLC



Page 1 of 2



GEODECA LLC  
P.O.Box 330281, Tulsa, Ok. 74133  
918 949 4064  
CA # 5524 exp 6/30/2018

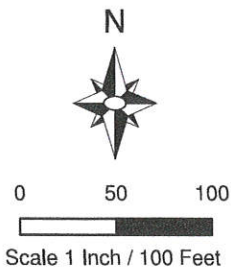
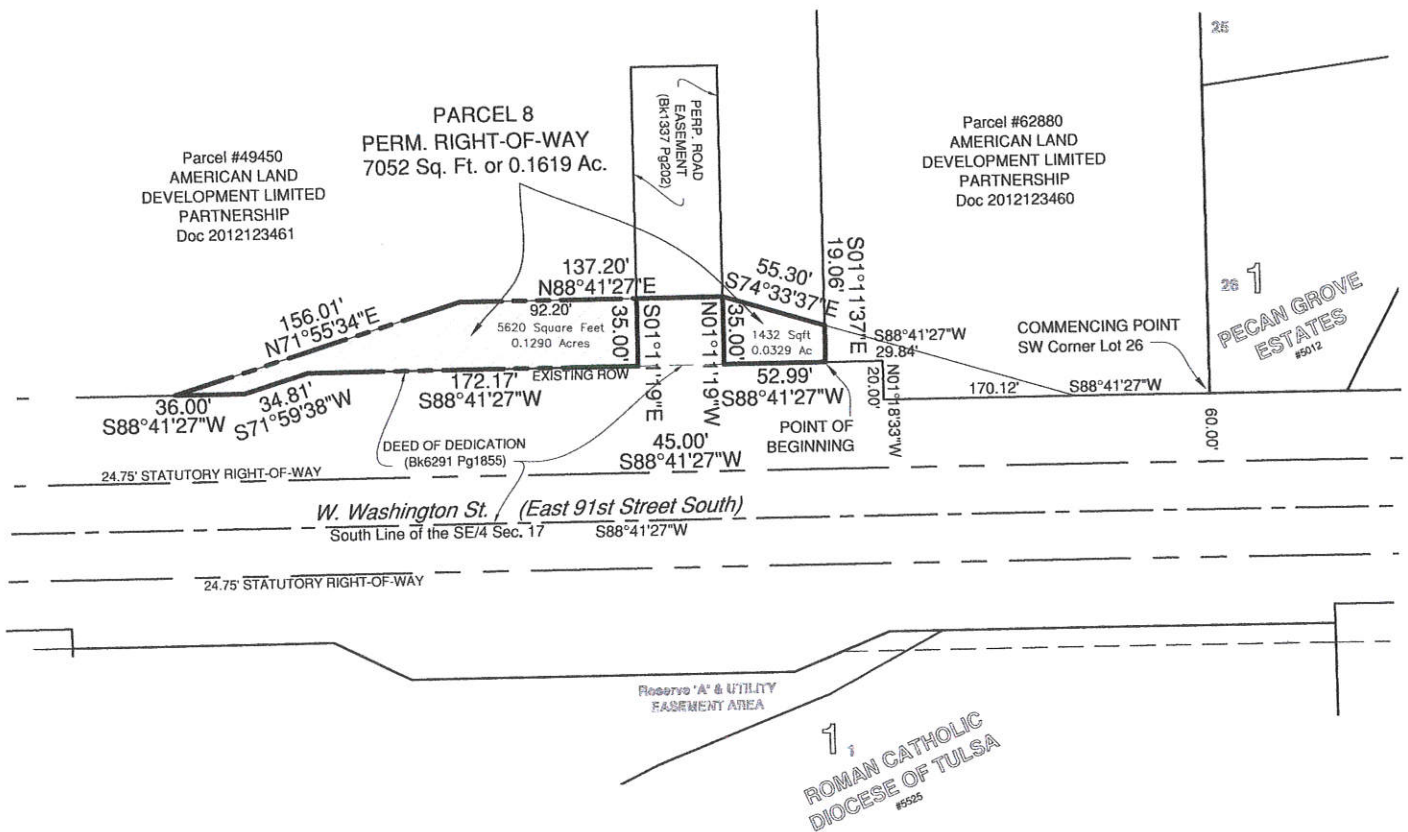
PERMANENT RIGHT OF WAY  
Area: 7052 Sq. Ft. or 0.1619 Acres  
Owner: AMERICAN LAND DEV. LP  
Address: W WASHINGTON ST S

Parcel: 8  
Revision: 1  
Date: June 02 2017



# PERMANENT RIGHT OF WAY

Parcel: 8



Russell M. Muzika  
Professional Land Surveyor,  
Oklahoma No. 1603  
GEODECA LLC



Page 2 of 2



GEODECA LLC  
P.O.Box 330281, Tulsa, Ok. 74133  
918 949 4064  
CA # 5524 exp 6/30/2018

PERMANENT RIGHT OF WAY  
Area: 7052 Sq. Ft. or 0.1619 Acres  
Owner: AMERICAN LAND DEV. LP  
Address: W WASHINGTON ST S

Parcel: 8  
Revision: 1  
Date: June 02 2017