

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

THIS INDENTURE is made this 28 day of SEPTEMBER, 2018, between PHILIP A. BRYCE, REVOCABLE TRUST, PHILIP A. BRYCE TRUSTEE AND MARY E. BRYCE LIVING TRUST, MARY ELIZABETH BRYCE TRUSTEE, Grantor(s), and the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, Grantee.

WITNESSETH, that for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells and conveys unto Grantee, its successors or assigns, all of the following described real estate located 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**, Grantor, its successors and assigns, does hereby covenant, promise and agree to and with Grantee that, at the delivery of these presents it is seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described real estate 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, EXCEPT: easements and rights-of-way of record; building and use restrictions of record; special assessments not yet due; mineral conveyances and reservations of record (if any); and oil, gas and mineral leases of record (if any) and the 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.

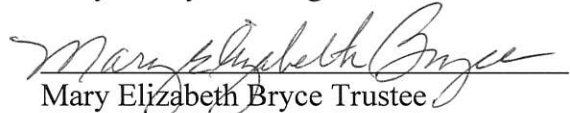
IN WITNESS WHEREOF, the said party of the first part has/have hereunto set their hand the day and year above written.

Philip A. Bryce, Revocable Trust



Philip A. Bryce, Trustee

Mary E. Bryce Living Trust



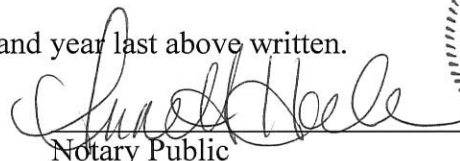
Mary Elizabeth Bryce Trustee

STATE OF OKLAHOMA )

COUNTY OF Tulsa )§

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28 day of Sept, 2018, personally appeared Philip A. Bryce + Mary E. Bryce, 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.

  
Notary Public

Approved as to Form:

  
Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

Engineer Woe Checked: 10-3-18  
Florence St. Olive to Aspen, Project No. ST1410 Parcel # 10

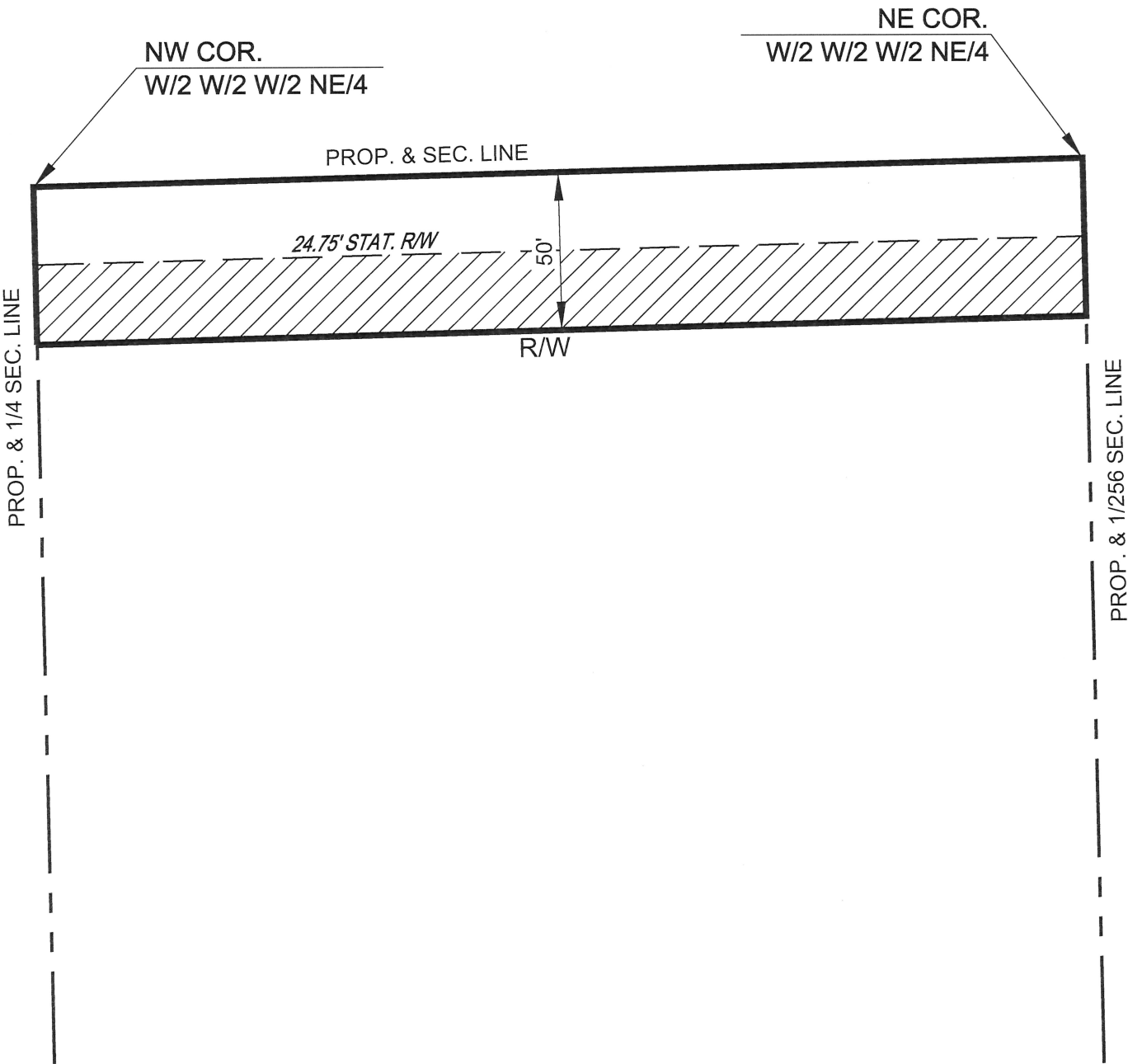
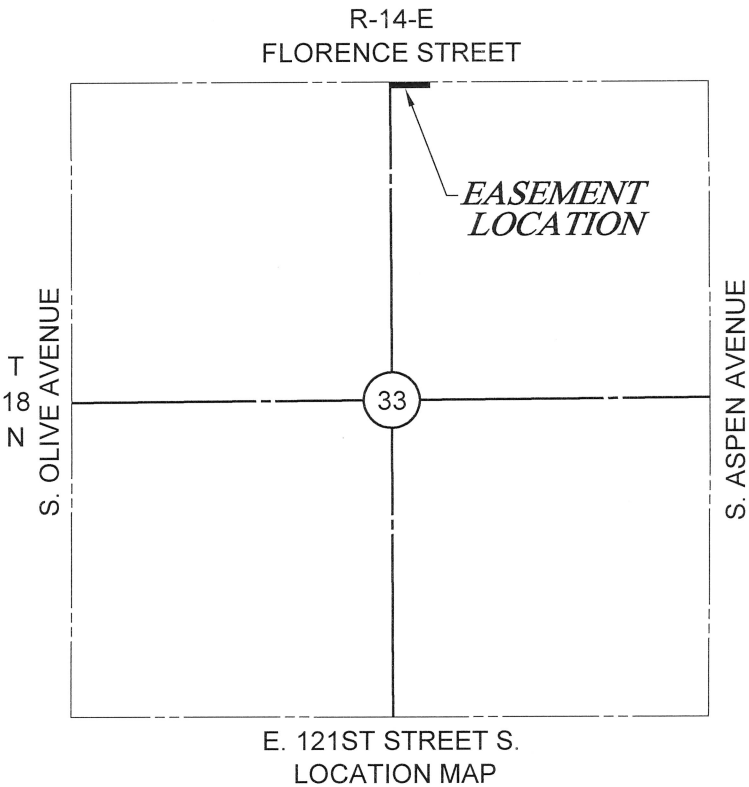
City Clerk

EXHIBIT "A"  
PAGE 1 OF 2

OWNER:  
PHILIP A. BRYCE, TRUSTEE OF THE PHILIP A. BRYCE REVOCABLE LIVING TRUST, AND MARY ELIZABETH BRYCE, TRUSTEE OF THE MARY E. BRYCE LIVING TRUST

ADDRESS:  
803 N. ELM PL.  
BROKEN ARROW, OK 74012

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



PARCEL: 10  
REV: 05-08-2018

DATE: 04-03-2014  
DRAWN BY: P.L.K.  
SCALE: 1:50  
CHECKED BY: B.C.B.


LEGAL DESCRIPTION:

A strip, piece or parcel of land lying in part of the W/2 W/2 W/2 NE/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:

The North 50.00 feet of said W/2 W/2 W/2 NE/4.

Containing 0.19 acres (8336 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: 10	DATE: 04-03-2014
REV: 05-08-2018	DRAWN BY: P.L.K.
	CHECKED BY: B.C.B.