

GENERAL WARRANTY DEED
Oklahoma Statutory Form

THIS INDENTURE is made this 28 day of September, 2018, between FOUR P PROPERTIES, LLC, an Oklahoma Limited Liability Company, 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.

FOUR P PROPERTIES, LLC

Julian C. Pope, Manager
Julian C. Pope, Manager

STATE OF OKLAHOMA)

COUNTY OF OK)§

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28th day of Sept., 2018, personally appeared Julian C. Pope, 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.



Zakkerly Kotthoff
Notary Public

Approved as to Form:

Sesli Myers
Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

Engineer use Checked: 10-8-18
Florence St. Olive to Aspen, Project No. ST1410 Parcel # 17

City Clerk

EXHIBIT "A"

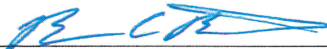
LEGAL DESCRIPTION:

A strip, piece or parcel of land lying in part of the NE¼ of Section 33, Township 18 North, Range 14 East, IM, Tulsa County, Oklahoma. Said parcel of land being described as follows:

Commencing at the Northwest corner of said NE¼, thence N 88°34'36" E along the North line of said NE¼ a distance of 1315.54 feet to the point of beginning, thence continuing N 88°34'36" E along said North line a distance of 225.00 feet, thence S 01°25'24" E a distance of 50.00 feet, thence S 88°34'36" W on a line parallel to and 50.00 feet South of said North line a distance of 225.00 feet, thence N 01°25'24" W a distance of 50.00 feet to said point of beginning.

Containing 0.13 acres (5681 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

04-03-14
DATE



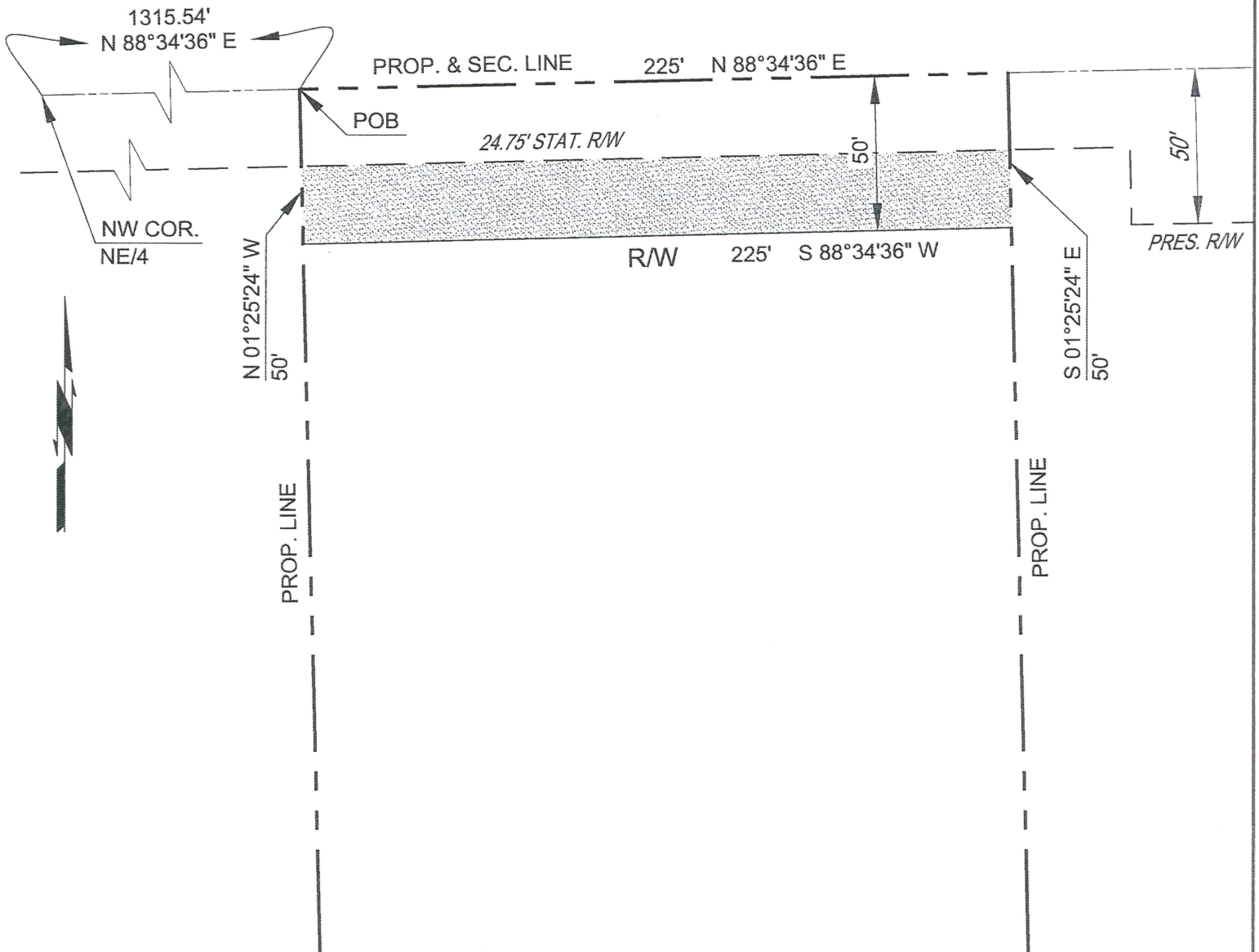
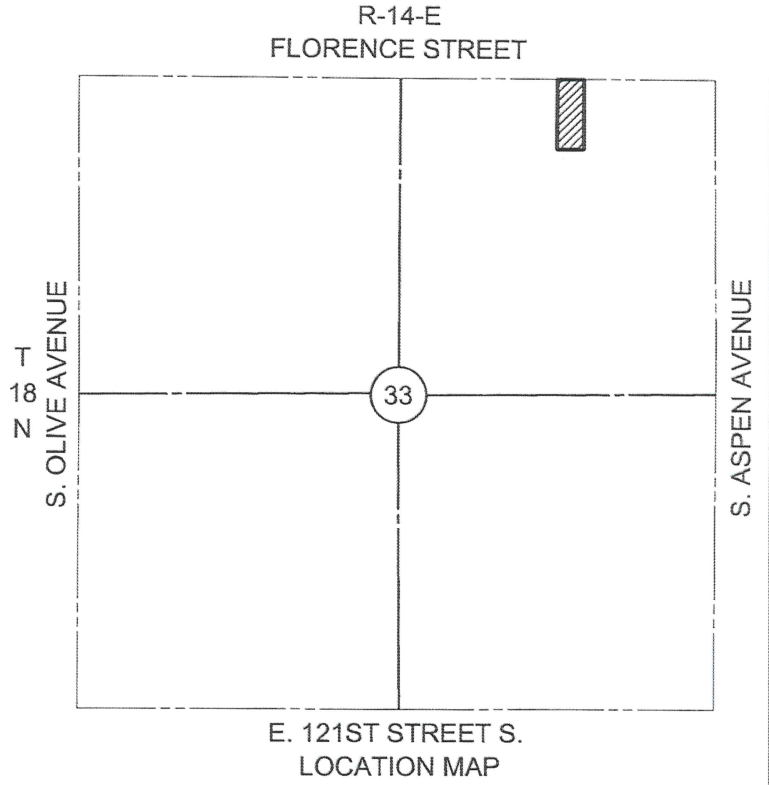
EXHIBIT "A"

OWNER:
FOUR P PROPERTIES, LLC

ADDRESS:
11402 S. 140TH E. AVE.
BROKEN ARROW, OK 74011

STATEMENT OF BEARINGS:

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



PARCEL: 17

REV: -

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DATE: 04-03-2014

DRAWN BY: P.L.K.

SCALE: 1:50

CHECKED BY: B.C.B.