

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

THIS INDENTURE is made this 10th day of October, 2018 between JTD III INVESTMENTS, LLC, a Oklahoma Limited Liability Company, Grantor(s), 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(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.

JTD III INVESTMENTS, LLC

  
James T. Dunn, Jr. - manager  
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 10th day of October, 2018 personally appeared [Signature], 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:

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

PERMANENT RIGHT OF WAY  
Parcel: 4.0

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land that is part of the Southwest Quarter of the Southwest Quarter (SW4 SW4) of Section Two (2), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof being more particularly described as follows:

Commencing from the Southwest Corner of the Southwest Quarter of Section 2; Thence along the South Line of the Southwest Quarter of said Section 2, N88°32'17"E a distance of 1160.00 feet; Thence N24°27'46"E a distance of 49.76 feet to the Northwest Corner of a dedicated right of way as filed in Book 4172, Page 1080, Tulsa County, being the Point of Beginning; Thence from the Point of Beginning on a line parallel with the Southwest Quarter, N88°32'17"E a distance of 141.09 feet to the East Line of the Southwest Quarter of the Southwest Quarter (SW4 SW4) of Section Two (2), the same being the West Line of a dedicated right of way as filed in Book 4159, Page 523, Tulsa County; Thence along the said East Line of the Southwest Quarter of the Southwest Quarter (SW4 SW4), N01°12'56"W a distance of 5.25 feet to the Northwest Corner of said right of way as filed in Book 4159, Page 523; Thence S88°32'17"W a distance of 138.56 feet to a point on the Westerly Line of a tract of land described in Warranty Deed as filed in Document Doc#2015062787, Tulsa County; Thence along said Westerly Line, S24°27'46"W a distance of 5.84 feet to the Point of Beginning.

Having an area of 734 square feet, 0.0169 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



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GEODECA LLC  
P.O.Box 330281,  
Tulsa, Ok. 74133  
918 949 4064  
CA # 5524 exp 6/30/18

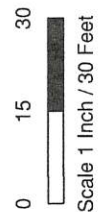
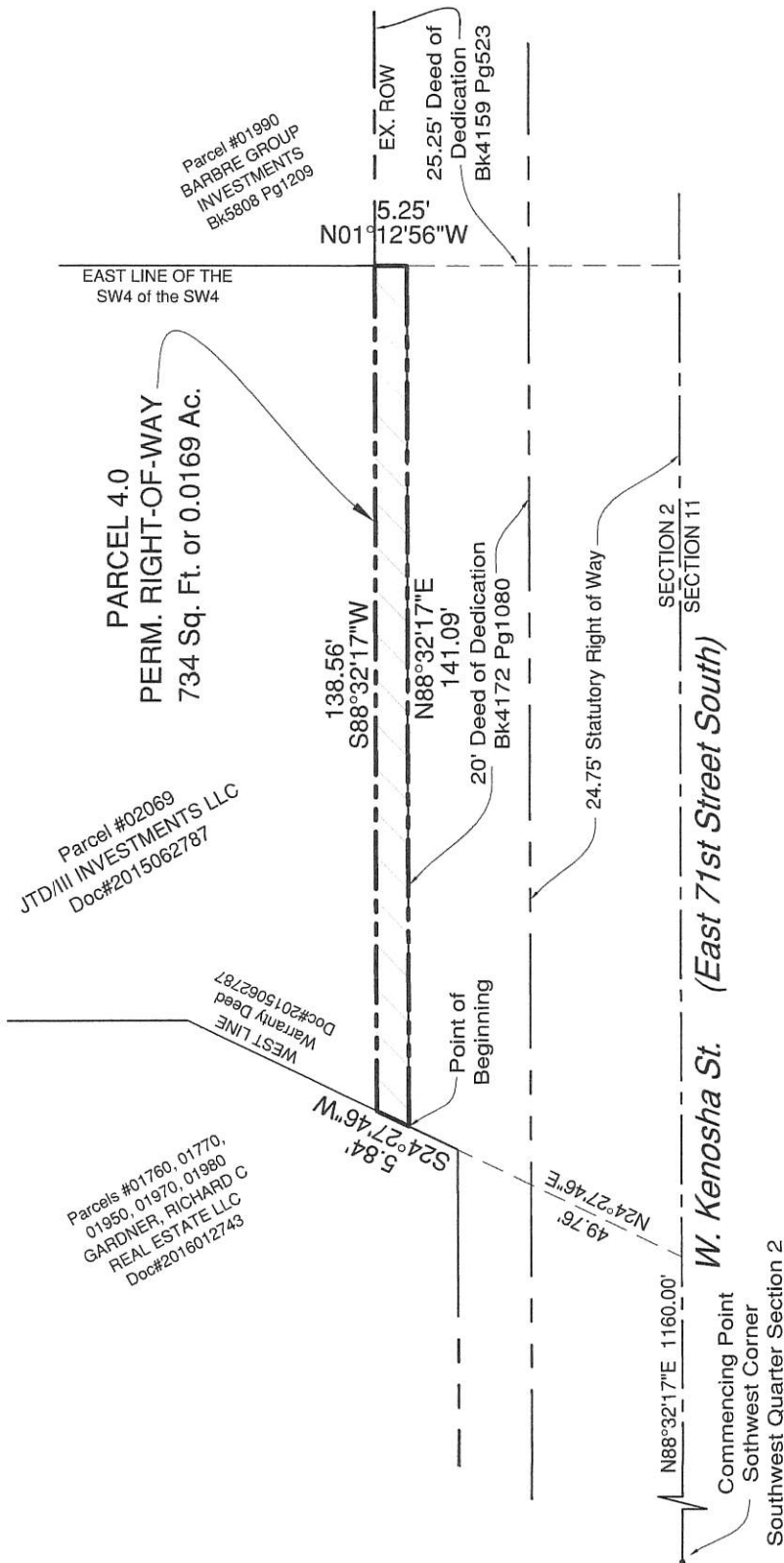
PARCEL 4.0	
PERMANENT RIGHT OF WAY	
Area: 734 Sq. Ft. or 0.0169 Acres	
Owner: JTD/III INVESTMENTS LLC	
Address: 300 W KENOSHA ST N	
Revision: 0	Date: December 06 2017

Project: 1311063



# PERMANENT RIGHT OF WAY

Parcel: 4.0



Page 2 of 2



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 P.O.Box 330281,  
 Tulsa, Ok. 74133  
 918 949 4064  
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