

GENERAL WARRANTY DEED

This Indenture: Made this 11th day of March 2019 ~~2018~~ between **THE BOARD OF EDUCATION OF INDEPENDENT SCHOOL DISTRICT NO. 3** party(ies) of the first part, hereinafter called Grantor(s) and the **CITY OF BROKEN ARROW, OKLAHOMA**, a municipal corporation, party of the second part, hereinafter called Grantee.

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00) and other goods and considerations, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto Grantee, their heirs and 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)

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 he(she) is lawfully seized in his(her) 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 and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, 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, his(her) heirs and assigns and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 11th day of March 2019, ~~2018~~

Steve J. Allen
President

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 11th day of March 2019, 2018, personally appeared Steve Allen known to me to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he/she executed the same as his/her and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto ~~subscribed~~ and affixed my official seal the day and year last written above.



Marsha Janey
Notary Public

Approved as to Form:

L. Smith
Asst. City Attorney

Approved as to Substance:

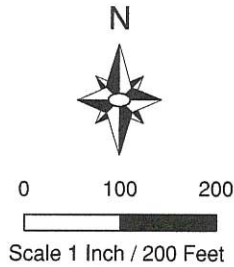
City Manager

Engineer AA checked: AA

Project: 146020 BROKEN ARROW CREEK TRAIL, PHASE I, PARCEL NO. 2

PERMANENT RIGHT OF WAY Parcel: 2.0

Exhibit A

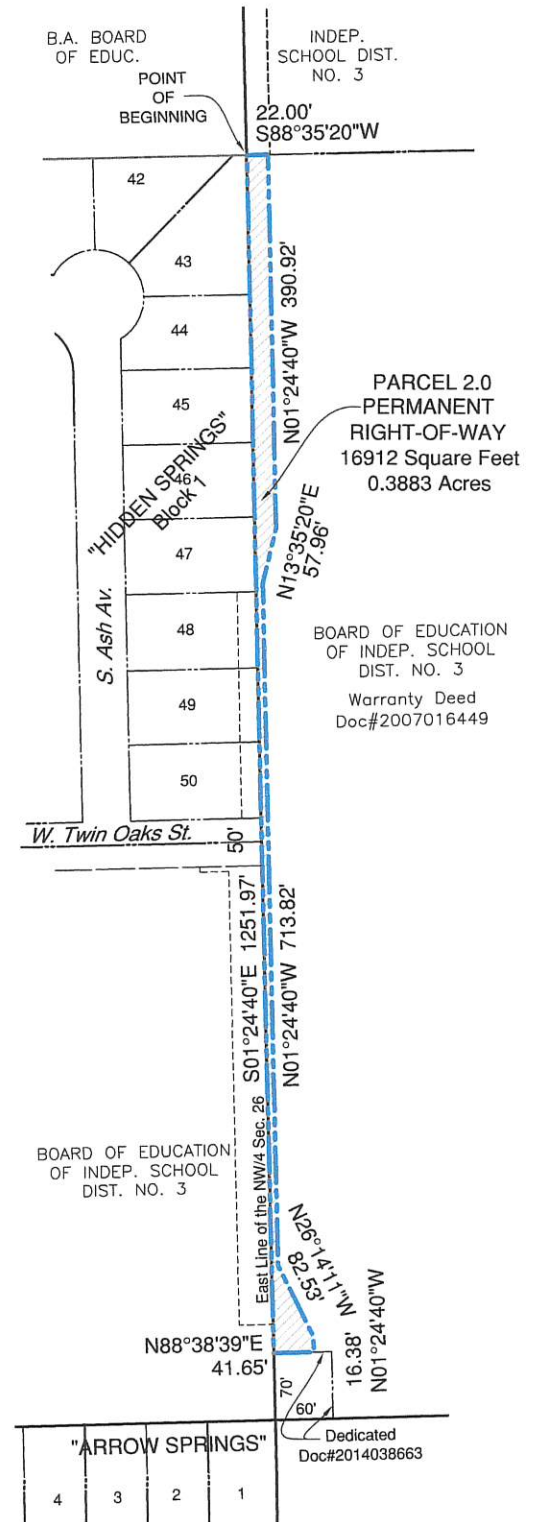
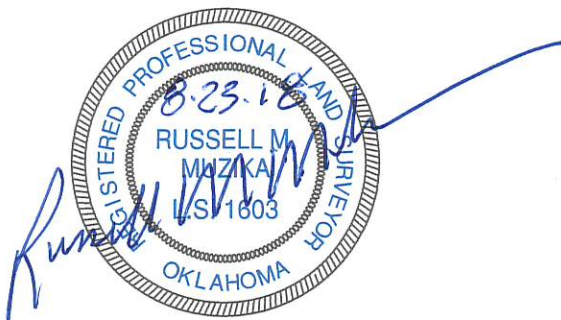


LEGAL DESCRIPTION:

A tract of land that is a part of the Southwest Quarter of the Northeast Quarter (SW4 NE4) of Section 26, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows; Point of Beginning at the Northeast Corner of Lot 43 of Block 1 of "HIDDEN SPRINGS" an addition to the City of Broken Arrow, filed as plat #3390 at the office of the Tulsa County Clerk; thence along the East Line of "HIDDEN SPRINGS" and the West Line of the Northeast Quarter of Section 26, S01°24'40"E a distance of 1251.97 feet to the North Line of a 60' x 70' tract of land dedicated and described in Doc #2014038663 and filed at the office of the Tulsa County Clerk; thence along said North Line, N88°38'39"E a distance of 41.65 feet; thence N01°24'40"W a distance of 16.38 feet; thence N26°14'11"W a distance of 82.53 feet; thence N01°24'40"W a distance of 713.82 feet; thence N13°35'20"E a distance of 57.96 feet; thence N01°24'40"W a distance of 390.92 feet; thence S88°35'20"W a distance of 22.00 feet to the Point of Beginning,

Having an area of 16912 square feet or 0.3883 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



GEODECA LLC
P.O.Box 330281, Tulsa, Ok. 74133
918 949 4064
CA # 5524 exp 6/30/2020

PERMANENT RIGHT OF WAY	Parcel: 2.0
Area: 16912 Sq. Ft. or 0.3883 Acres	Revision: 0
Owner: Board of Ed. Ind. Dist 3	Date: August 23 2018
Address: 101 W Twin Oaks	