

GENERAL WARRANTY DEED
Oklahoma Statutory Form

THIS INDENTURE is made this 23rd day of April, 2019 between the TURNER FAMILY REVOCABLE TRUST Dated June 28, 1993, 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 situated in the County of Wagoner, 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 said 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, mortgages and other liens 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 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.



KAREN L. PAX
Notary Public
Wagoner County
State of Oklahoma
Commission # 01003514
Expires: April 11, 2021

By: _____

Dorothy Frances Turner, Trustee of the Turner Family Revocable Trust, dated June 28, 1993

STATE OF OKLAHOMA)

COUNTY OF Wagoner) §

Before me, the undersigned, a Notary Public, in and for said County and State, on this 23rd day of April, 2019, personally appeared Dorothy Frances Turner, 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

Engineer [Signature] Checked: 4/23/19
Project: ST1943 Parcel 2 115th/23rd St Sidewalk

EXHIBIT A

LEGAL DESCRIPTION

Legal Description

A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 89° 02' 37" E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 24.75 FEET, TO A POINT ON THE STATUTORY RIGHT OF WAY AND A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS PERMANENT RIGHT-OF-WAY IN JUDGEMENT TO THE OKLAHOMA TURNPIKE AUTHORITY RECORDED IN BOOK 1538, PAGE 824, AS RECORDED IN THE OFFICE OF THE WAGONER COUNTY CLERK, SAID POINT BEING **THE POINT OF BEGINNING**; THENCE S 01° 06' 55" E, PARALLEL WITH AND 24.75 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 45.86 FEET, TO AN ANGLE POINT IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS PERMANENT RIGHT-OF-WAY IN SAID JUDGEMENT; THENCE S 19° 38' 11" E, CONTINUING ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS PERMANENT RIGHT-OF-WAY IN SAID JUDGEMENT, A DISTANCE OF 18.89 FEET, TO A POINT THAT IS 30.75 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE N 01° 06' 55" W, PARALLEL WITH AND 30.75 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 63.75 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF (SW/4); THENCE S 89° 02' 37" W, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 6.00 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 0.01 ACRES / 328.80 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON APRIL 22, 2019 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING S 01° 06' 52" E ALONG THE WEST LINE OF SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

Albert Jones III

4.23.19



EXHIBIT A

EXHIBIT OF LEGAL DESCRIPTION

