

GENERAL WARRANTY DEED

Oklahoma Statutory Form

THIS INDENTURE is made this 11 day of May, 2019 between DARREL AND LIZETTE WENZEL, husband and wife, 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.

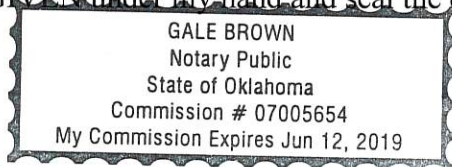
DARREL WENZEL

LIZETTE WENZEL

STATE OF OKLAHOMA)
COUNTY OF Tulsa) §

Before me, the undersigned, a Notary Public, in and for said County and State, on this 11th day of May, 2019, personally appeared DARREL AND LIZETTE WENZEL, 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.



Gal Brown
Notary Public

Approved as to Form:

Approved as to Substance:


Assistant City Attorney

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer JNW Checked: 13 May 2019
Project: Olive Avenue Water Line Project No. WL1610 Parcel No. 10

EXHIBIT A

Date Written: February, 01, 2016
Last Revision:

PARCEL NO. 10

10 FEE SIMPLE

A tract of land in the S/2 of the SW/4 of the N/W4 of Section 28, T18N, R14E, Tulsa County, State of Oklahoma, more particularly described, by metes and bounds, as follows:

Commencing at Southwest Corner of the NW/4 of said Section 28; thence along the South Line of said NW/4 N88°39'17"E a distance of 24.75 feet; thence along the East Right-of-Way of South Olive Avenue N01°18'03"W a distance of 132.00 feet to the Point of Beginning; thence along said East Right-of-Way N01°18'03"W a distance of 198.00 feet; thence N88°39'17"E a distance of 25.25 feet; thence S01°18'03"E a distance of 198.00 feet; thence S88°39'17"W a distance of 25.25 feet to the Point of Beginning,

said tract containing 4,999.50 square feet, or 0.11 acres, more or less.

Real Property Certification

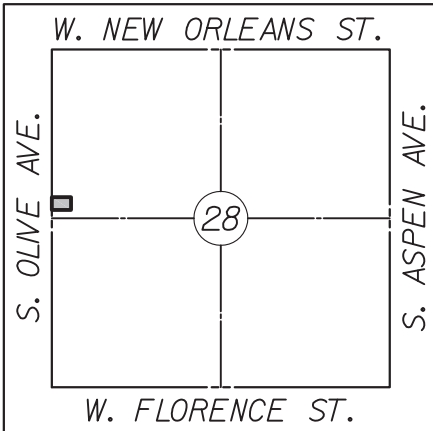
I, Mike Watson, L.S., Poe and Associates, Inc., certify that the attached Fee Simple closes in accord with existing records and is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

2/8/2016
Date

Mike Watson
Mike Watson, L.S. 1516

Certificate of Authorization No. CA 541 P.E., L.S.
Expiration Date 6-30-17

EXHIBIT A



JOB _____ BAMA WL-1610
 PARCEL NO. _____ 10
 COUNTY _____ TULSA

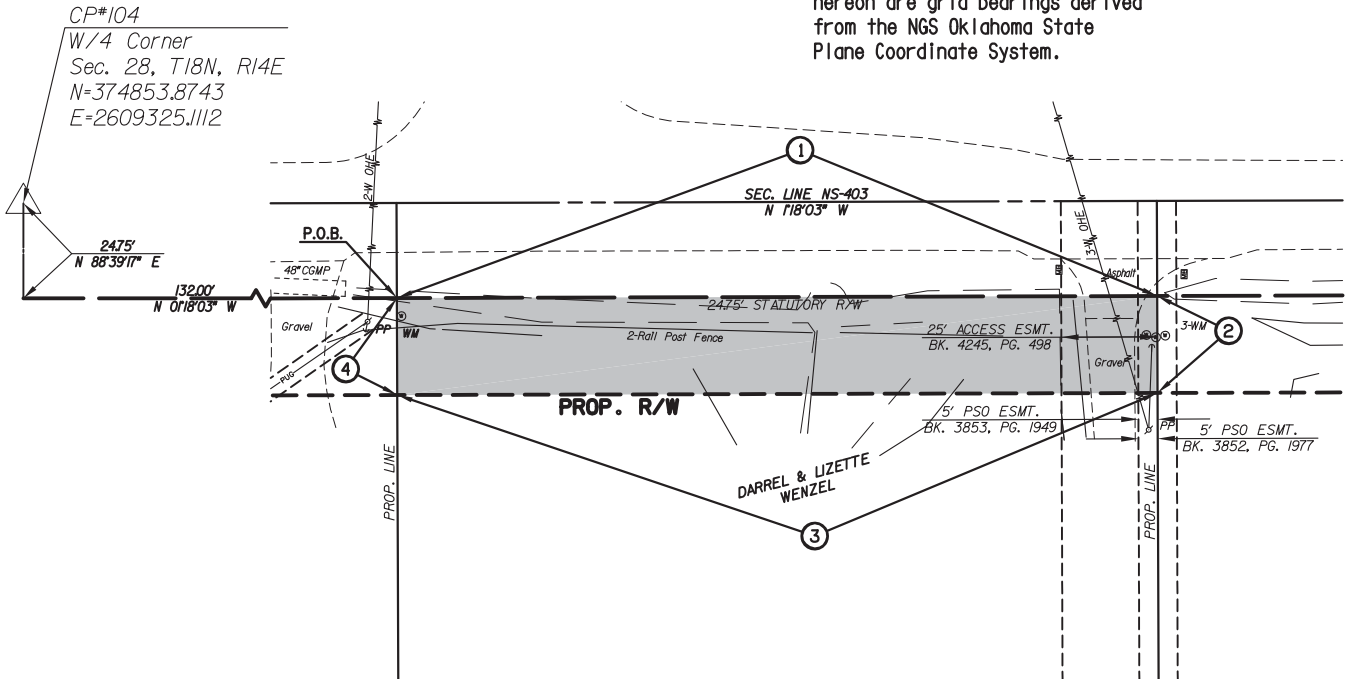
LEGAL DESCRIPTION A TRACT OF LAND LOCATED IN
THE S/2 OF THE SW/4 OF THE NW/4 OF SEC. 28,
T18N, R14E, TULSA COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE UNITED STATES GOVERNMENT
SURVEY THEREOF.

SEC 28 T18N R14E

BEFORE GROSS	65,274.25 S.F.	1.50	ACRES
EXISTING R/W	4,900.50 S.F.	0.11	ACRES
PERMANENT R/W	4,999.50 S.F.	0.11	ACRES
REM. IN QTR.	55,374.25 S.F.	1.28	ACRES
WATERLINE ESMT.	0.00 S.F.	0.00	ACRES
TEMP. CONST. ESMT.	0.00 S.F.	0.00	ACRES



BASIS OF BEARINGS
 The bearings shown herein or
 hereon are grid bearings derived
 from the NGS Oklahoma State
 Plane Coordinate System.



LINE DATA		
	BEARING	DISTANCE
①	N 01°18'03\"	198.00'
②	N 88°39'17\"	25.25'
③	S 01°18'03\"	198.00'
④	S 88°39'17\"	25.25'

