

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

THIS INDENTURE is made this 7th day of June, 2019, between B.A. VESPER, 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.

B.A. VESPER, LLC



STANLEY T. SYNAR, JR.,  
MANAGING MEMBER

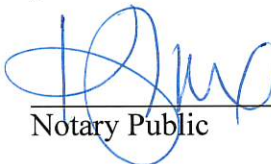
STATE OF OKLAHOMA    )  
  )§  
COUNTY OF TULSA     )

Before me, the undersigned, a Notary Public, in and for said County and State, on this \_\_\_\_ day of June 7, 2019, personally appeared STANLEY T. SYNAR, JR. 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.



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

  
\_\_\_\_\_  
Notary Public

Approved as to Form:

  
\_\_\_\_\_  
Assistant City Attorney

Approved as to Substance:

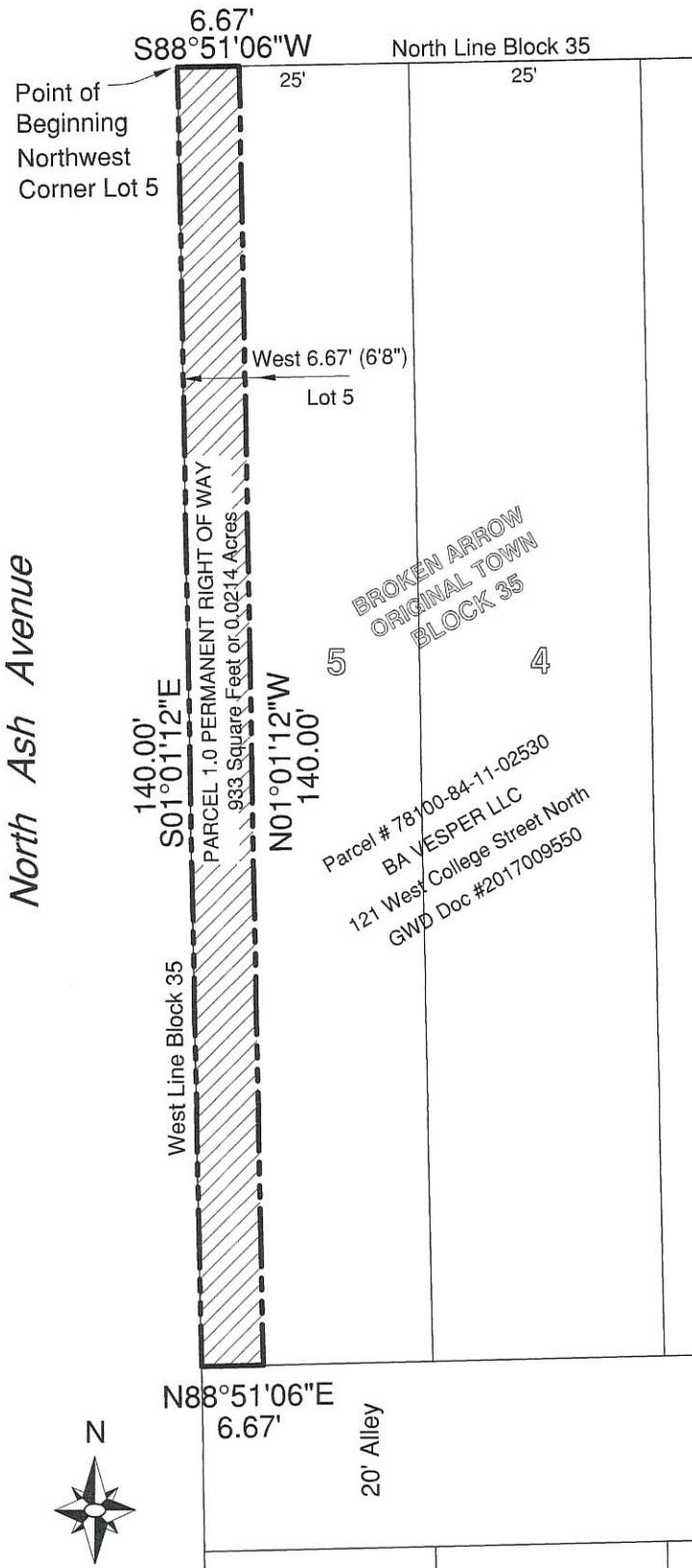
\_\_\_\_\_  
Michael L. Spurgeon, City Manager

Attest:

Engineer RTG Checked: 6/7/19  
Old Town Streets, Project No. ST1711

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

# West College Street



## LEGAL DESCRIPTION:

The West 6.67 feet of Lot 5, Block 35, "ORIGINAL TOWN OF BROKEN ARROW", a subdivision of part of the West Half (W2) of Section Eleven (11), 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: Point of Beginning at the Northwest Corner of Lot 5, Block 35; Thence S01°01'12"E a distance of 140.00 feet to the Southwest Corner of Lot 5; Thence along the South Line of Lot 5, N88°51'06"E a distance of 6.67 feet; Thence N01°01'12"W a distance of 140.00 feet to a point on the North Line of Lot 5; Thence S88°51'06"W a distance of 6.67 feet to the Point of Beginning.

Having an area of 933 square feet, 0.0214 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



0 10 20

Scale 1 Inch / 20 Feet

Bearings Ok SPC



GEODECA LLC  
P.O.Box 330281,  
Tulsa, Ok. 74133  
918 949 4064  
CA # 5524 exp 6/30/20

PARCEL 1.0	
PERMANENT RIGHT OF WAY	
Area: 933 Sq. Ft. or 0.0214 Acres	
Owner: BA VESPER LLC	
Address: 121 West College Street North	
Revision: 2	Date: APRIL 17 2019

Project: 1705038