

GENERAL WARRANTY DEED

THIS INDENTURE is made this 31st day of July, 2019, between B-Z PROPERTIES, LLC, a Oklahoma limited liability company, party of the first part, and CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and 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 said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully 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 premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name the day and year first above written.

B-Z PROPERTIES, LLC, a Oklahoma
limited liability company

By: 

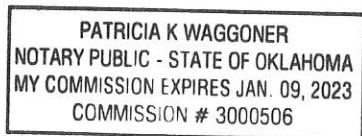
Roger Broach, Managing Member

Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

STATE OF OKLAHOMA)
) §
COUNTY OF Wagoner)

31st BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of July, 2019, personally appeared Roger Broach, to me known to be the identical person who executed the within and foregoing instrument in writing and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.



Patricia K Waggoner
NOTARY PUBLIC #3000506
Expires 01/09/2023

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
a municipal corporation

[Signature]
Assistant City Attorney

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
a municipal corporation

[Signature]
Michael L. Spurgeon, City Manager

Attest:

Engineer: RDH Checked: 8/12/19
Project: S10914, 23rd Street Improvements; Kenosha-Houston, Parcel 13

City Clerk

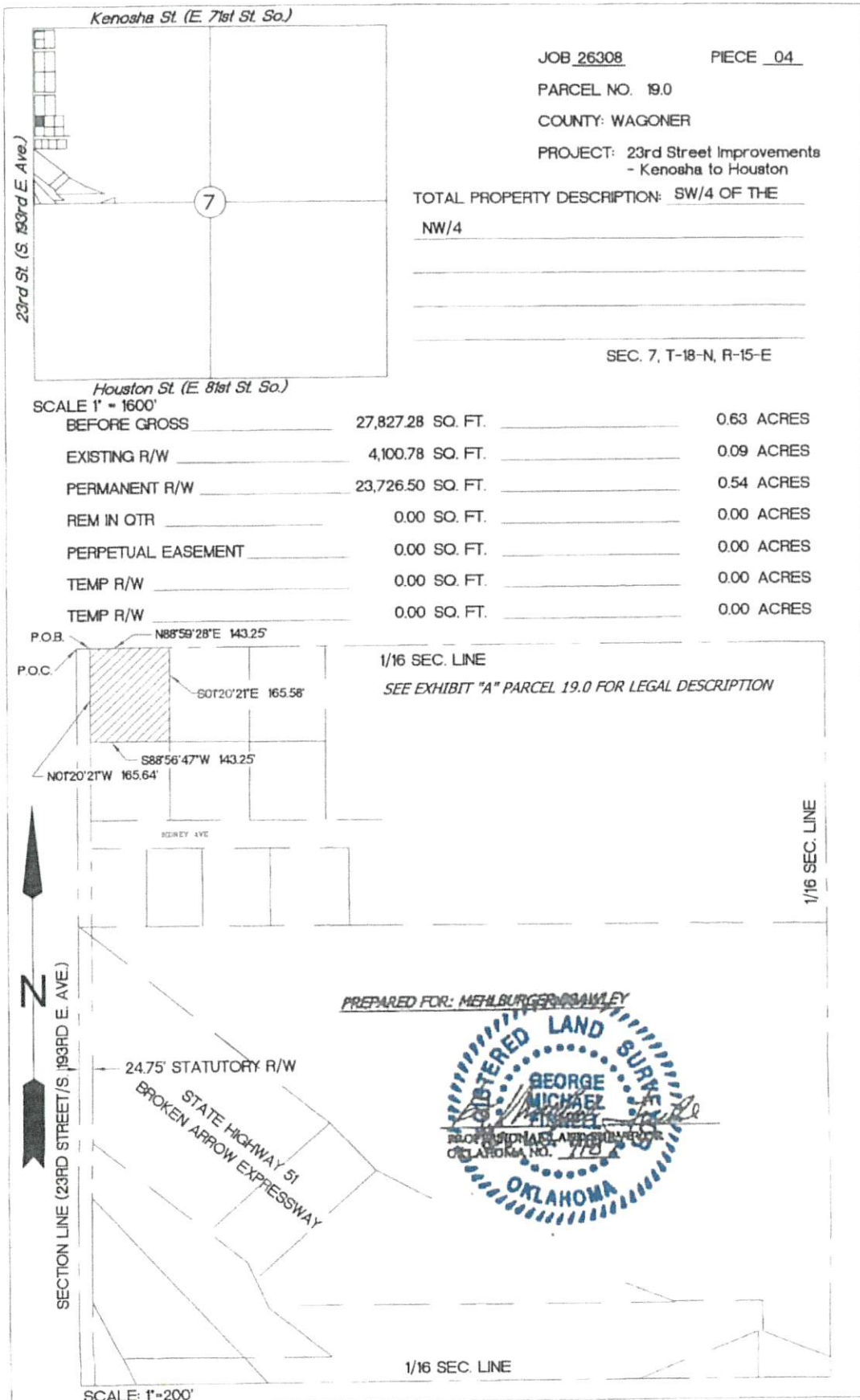


FIGURE S3.1

Exhibit "A"

Parcel 19.0

A part of Government Lot 2, Section 7, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said SW/4 of the NW/4; thence North 88°59'28" East along the south line of Block 3, Angus Acres Addition, an addition to Wagoner county, State of Oklahoma, a distance of 24.75 feet to a point on the east statutory right of way line of 23rd Street to the POINT OF BEGINNING; thence continuing along said south line of Block 3, a distance of 143.25 feet to a point on the east lot line of Northerly extension of Lot 1, Block 6, Angus Acres 2nd Addition, an addition to Wagoner county, State of Oklahoma; thence South 01°20'21" East, along said northerly extension of said east lot line of Lot 1, Block 6, a distance of 165.58 feet, to the Northeast corner of said Lot 1, Block 6; thence South 88°56'47" West along said north line of said Lot 1, Block 6, a distance of 143.25 feet, to a point on the east statutory right of way line of 23rd Street; thence North 01°20'21" West along said east line statutory right of way, a distance of 165.64 feet to the Point of Beginning, containing 23,726 square feet or 0.54 acres, more or less.

Basis of Bearing is an assumed bearing of North 01°20'21" West along the west section line of SW/4 of the NW/4 of Section 7, Township 18 North, Range 15 East

Prepared for: ~~M. H. Brawley~~ Brawley

