

Tulsa County Clerk - Michael Willis

2017063120 **Page(s): 2**

Receipt # 1 Fee: \$ 15.00 17-37527

GENERAL WARRANTY DEED Oklahoma Statutory Form

THIS INDENTURE is made this 20 day of ______, 2017 between CITY OF BROKEN ARROW, a municipal corporation, 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 "G"

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.

Craig W. Thurmond, Mayor

CERTIFICATE OF APPROVAL PEREST CENTIFY THAT THIS LOT SPLIT WAS APPROVED

Y THE BROKEN ARROW PLANNING COMMISSION

STATE OF OKLAHOMA)

COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2001 day 2017, personally appeared Craig W. Thurmond, Mayor, to me known to be identical person 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.

and KARENdLy BAXyear last above written. GIVEN under:

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

My Commission Expires:

Notary Rublic

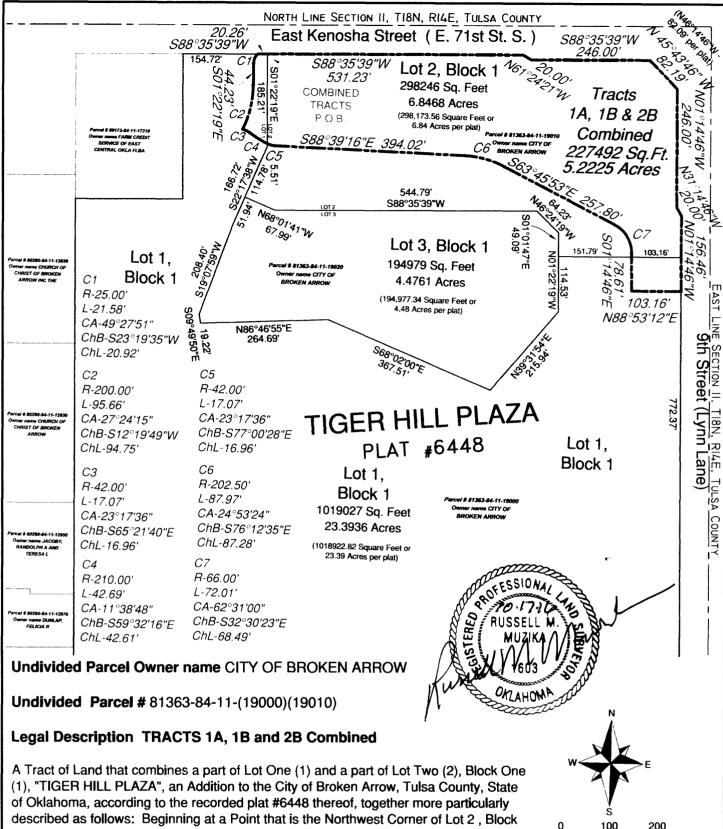
Approved as to Form:

Approved as to Substance:

Michael L. Spurgeon

Assistant City Attorney

Checked: 06/30) Engineer Tiger Hill Plaza Lot Split, Lot 2, Block 1



1, "TIGER HILL PLAZA", thence along the North Line of said Block 1, S88°35'39"W a distance of 20.26 feet; thence with a curve to the left having a radius of 25.00 feet, an arc length of 21.58 feet, a central angle of 49°27'51", a chord bearing of S23°19'35"W, and a chord length of 20.92 feet; thence S01°22'19"E a distance of 44.23 feet; thence with a curve to the right having a radius of 200.00 feet, an arc length of 95.66 feet, a central angle of 27°24'15", a chord bearing of S12°19'49"W, and a chord length of 94.75 feet; thence with a curve to the right having a radius of 42.00 feet, an arc length of 17.07 feet, a central angle of 23°17'36", a chord bearing of S65°21'40"E, and a chord length of 16.96 feet; thence with a curve to the left having a radius of 210.00 feet, an arc length of 42.69 feet, a central angle of 11°38'48", a chord bearing of S59°32'16"E, and a chord length of 42.61 feet; thence with a curve to the left having a radius of 42.00 feet, an arc length of 17.07 feet, a central angle of 23°17'36", a chord bearing of S77°00'28"E, and a chord length of 16.96 feet; thence S88°39'16"E a distance of 394.02 feet; thence with a curve to the right having a radius of 202.50 feet, an arc length of 87.97 feet, a central angle of 24°53'24", a chord bearing of S76°12'35"E, and a chord length of 87.28 feet; thence S63°45'53"E a distance of 257.80 feet; thence with a curve to the right having a radius of 66.00 feet, an arc length of 72.01 feet, a central angle of 62°31'00", a chord bearing of S32°30'23"E, and a chord length of 68.49 feet; thence S01°14'46"E a distance of 78.61 feet; thence N88°53'12"E a distance of 103.16 feet to a point on the East Line of Lot 1, Block 1; thence N01°14'46"W a distance of 156.46 feet; thence N31°14'46"W a distance of 20.00 feet; thence N01°14'46"W a distance of 246.00 feet; thence N45°43'46"W a distance of 82.19 feet (N46°14'46"W - 82.09' per plat); thence S88°35'39"W a distance of 246.00 feet; thence N61°24'21"W a distance of 20.00 feet; thence S88°35'39"W a distance of 531.23 feet to the Point of Beginning. Having an area of 227492 Square Feet or 5.2225 Acres.

Bearings based on the platted lines of "TIGER HILL PLAZA".

October 17, 2016 Russell M. Muzika Oklahoma PLS #1603 GEODECA LLC P.O.Box 330281 Tulsa, Oklahoma 74133 918 949 4064 CA # 5524 exp 6/30/2018



Tracts
1A,1B & 2B
Combined
EXHIBIT G