

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 28 day of April, 20 20, between REYNOLDS FAMILY TRUST, 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 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 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.

REYNOLDS FAMILY TRUST

By: 

Preston L. Reynolds, co-Trustee

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

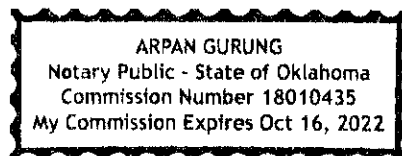
By: 

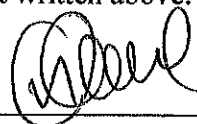
Julie L Reynolds, co-Trustee

STATE OF OKLAHOMA     )  
COUNTY OF TULSA     ) §


28th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of April, 2020, personally appeared Preston L. And Julie L. Reynolds, to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he (she) executed the same as his (her) 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.



  
\_\_\_\_\_  
NOTARY PUBLIC


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

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

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

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

Attest:

Engineer: RDH Checked:   
Project: WL1610, Waterline Imp: Olive: Tucson – New Orleans, Parcel 9

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

## EXHIBIT A

Date Written: February, 01, 2016  
Last Revision:

PARCEL NO. 9

### 9 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 to the Point of Beginning; thence along the East Right-of-Way of South Olive Avenue N01°18'03"W a distance of 132.00 feet; thence N88°39'17"E a distance of 25.25 feet; thence S01°18'03"E a distance of 132.00 feet; thence along said South Line S88°39'17"W a distance of 25.25 feet to the Point of Beginning,

said tract containing 3,333.00 square feet, or 0.08 acres, more or less.

### Real Property Certification

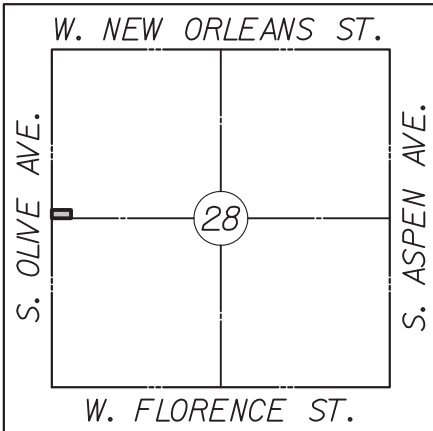
I, Mike Watson, L.S., Poe and Associates, Inc., certify that the attached Fee Simple closes in accord with existing records and is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

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. \_\_\_\_\_ 9  
 COUNTY \_\_\_\_\_ TULSA

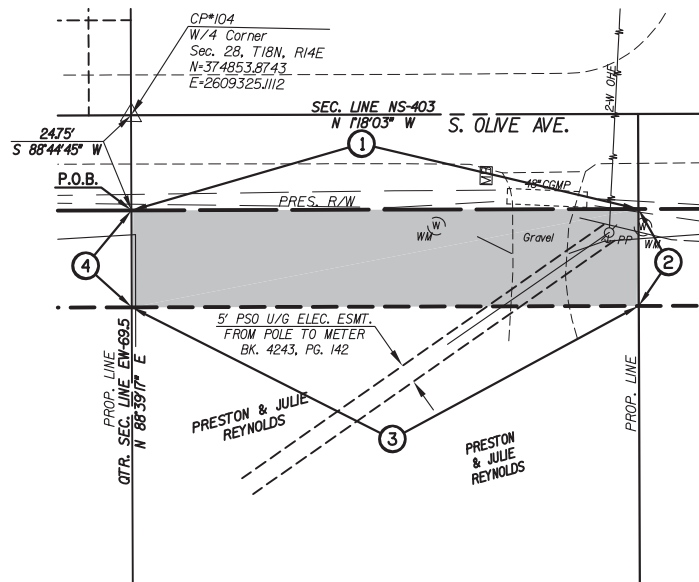
LEGAL DESCRIPTION A TRACT OF LAND LOCATED IN  
THE S/2 OF THE SW/4 OF THE NW/4 OF SEC. 28,  
T18N, R14E, TULSA COUNTY, STATE OF OKLAHOMA,  
ACCORDING TO THE UNITED STATES GOVERNMENT  
SURVEY THEREOF.

SEC 28 T18N R14E

BEFORE GROSS	43,527.72 S.F.	1.00	ACRES
EXISTING R/W	3,267.00 S.F.	0.08	ACRES
PERMANENT R/W	3,333.00 S.F.	0.08	ACRES
REM. IN QTR.	36,927.27 S.F.	0.84	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" W	132.00'
②	N 88°39'17" E	25.25'
③	S 01°18'03" E	132.00'
④	S 88°39'17" W	25.25'

