

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 1<sup>st</sup> day of December, 20 20, between PARAGON FILMS, INC., an Oklahoma Corporation, 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.

PARAGON FILMS, INC., an Oklahoma Corporation

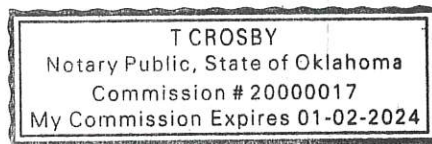
  
Mike Fritts, Chief Financial Officer

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

STATE OF Oklahoma  
COUNTY OF Tulsa ) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 1 day of December, 2020, personally appeared Mike Fritts, 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.



A handwritten signature of the notary public, T Crosby, written in blue ink.

NOTARY PUBLIC

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

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

12/9/2020  
Assistant City Attorney

Michael L. Spurgeon, City Manager

Attest:

Engineer: Checked: 12/7/20  
Project: ST1710, Olive Ave.: Kenosha-Albany Imp., Parcel 12.0

City Clerk

## EXHIBIT A

Page 1 of 2

### LEGAL DESCRIPTION

Part of Reserve "A" of Cam-Par South, a Subdivision in the City of Broken Arrow,  
Tulsa County

**Paragon Films Inc.**

### Roadway Right of Way Easement

A tract of land lying within Reserve "A" of Cam-Par South, a Subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 6109. Said tract of land being more particularly described by meets and bounds as follows:

Beginning at the Southwest corner of Reserve "A" of Cam-Par South;

Thence N 01°24'32" W along the West line of said Reserve "A" a distance of 159.69 feet;

Thence N 88°35'28" E a distance of 89.00 feet;

Thence S 01°24'32" E a distance of 69.79 feet;

Thence S 47°25'58" E a distance of 76.43 feet;

Thence S 01°24'32" E a distance of 36.96 feet to a point on the South line of said Reserve "A";

Thence S 88°38'14" W along the South line of said Reserve "A" a distance of 144.00 feet to the point of beginning

Said tract contains 0.41 acres (17,706.80 sq. ft.) of land as described.

### Surveyor's Certification

I, Brian C. Bird of CEC Corporation, certify that the legal description closes in accordance with existing records, is a true representation of the easement as described, meets the minimum technical standards for land surveying of the State of Oklahoma, and is not a land or boundary survey.



Brian C. Bird, P.L.S #1869  
CEC Corporation  
CA No. 32, Expiration Date: 06-30-2022



# Roadway Right of Way Easement

PARCEL 12.0

## EXHIBIT "A"

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PART OF RESERVE "A"

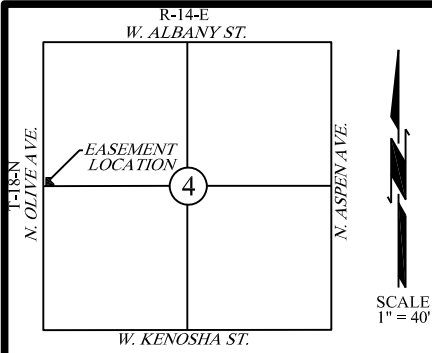
CAM-PAR SOUTH

SECTION 4, T18N-R14E

PARAGON FILMS INC.

0.41 ACRES (17,706.80 SQ. FT.)

OF ROADWAY RIGHT OF WAY EASEMENT



N. OLIVE AVENUE  
SECTION LINE

PRESENT  
RIGHT OF WAY

50.00'

N 01° 24' 32" W 159.69'

N 88° 35' 28" E 89.00'

S 01° 24' 32" E 69.79'

S 47° 25' 58" E 76.43'

CAM-PAR SOUTH  
RESERVE "A"

S 01° 24' 32" E  
36.96'

1/4 SECTION LINE

S 88° 38' 14" W 144.00'

POINT OF BEGINNING  
SOUTHWEST CORNER  
RESERVE "A"  
CAM-PAR SOUTH

BASIS OF BEARING FOR THIS SURVEY IS  
THE WEST LINE OF RESERVE "A" CAM-PAR  
SOUTH BEARING N 01° 24' 32" W

TEMPORARY CONSTRUCTION EASEMENT

CEC Corporation

Surveying & Mapping Division

4555 W. MEMORIAL RD.

OKLAHOMA CITY, OK 73142

405.753.4200

REVISED:

CA #32 EXP. 06-30-2022

DRAWN: JEM 07/20/2020

APPROVED: BCB 07/20/2020