

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 24 day of DECEMBER, 20 20 between RICHARD HARRIGER, a single person, 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 their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the following described real estate situated in the County of WAGONER, State of Oklahoma, to-wit:

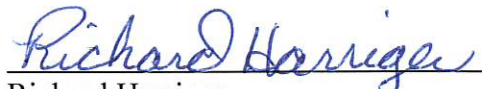
### SEE EXHIBIT "A"

### 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.

  
Richard Harriger

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 24 day of December, 2020, personally appeared Richard Harriger, 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.

David A. Keith

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

[Signature] 12/30/2020  
Assistant City Attorney

Michael L. Spurgeon, City Manager

Attest:

Engineer: RS Checked: 12/29/20  
Project: ST2035, Albany: 23<sup>rd</sup> – 37<sup>th</sup> Street, Parcel 4.0

City Clerk

EXHIBIT A  
FEE SIMPLE RIGHT OF WAY  
Parcel No. 4.0  
Wagoner County, Oklahoma

A parcel of land located in Lot Three (3) of the Northwest Quarter (NW/4) of Section Six (6), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian in Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northeast Corner (NE) of said Lot Three (3) thence S01°06'04"E, along the East line of said Section a distance of 24.75 feet the POINT OF BEGINNING

Thence S01°06'04"E a distance of 25.25 feet to a point; thence S88°53'44"W a distance of 128.68 feet to a point; thence S01°18'28"E a distance of 30.00 feet to a point; thence S88°53'44"W a distance of 200.00 feet to a point; thence N01°19'03"W a distance of 55.25 feet to a point; thence N88°53'44"E a distance of 328.78 feet to the Point of Beginning.

Said parcel of land contains 14,302.40 square feet, being 0.328 acres, more or less.

Bearings are Grid North based on the Oklahoma State Plane Coordinate System South Zone NAD83 (2011).

Real Property Certification

I, E. Dane Trout, certify that the attached legal description 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.

9-8-20  
Date


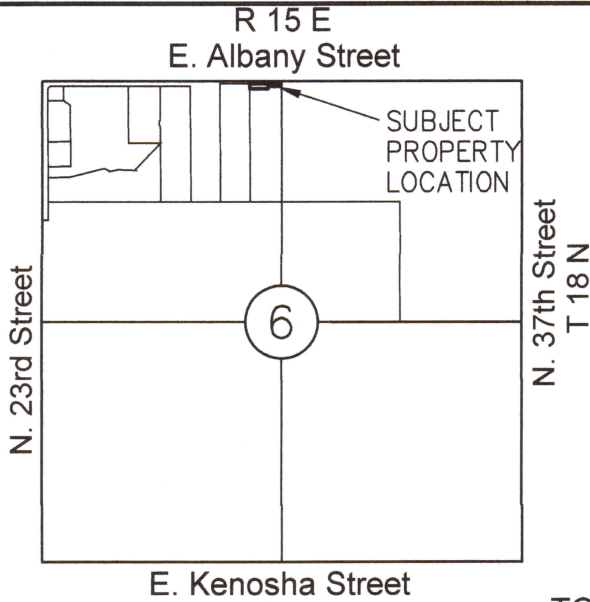
  
E. Dane Trout  
Oklahoma P.L.S. #1893  
Oklahoma CA No. 7312  
Expires 06-30-2021



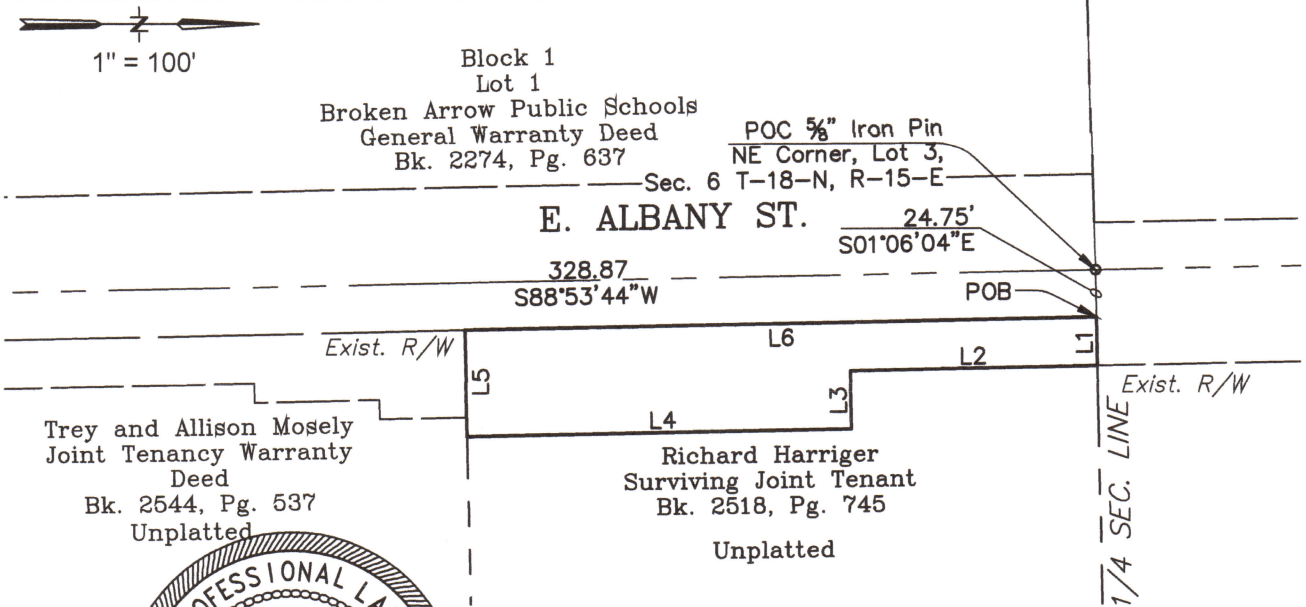
EXHIBIT "A"



JOB: ST2035  
 PARCEL NO.: 4.0  
 COUNTY: Wagoner  
 LEGAL DESCRIPTION: A tract of  
land in Gov. Lot 3  
Section 6, Township 18 North,  
Range 15 East of the Indian  
Meridian, Wagoner County, State of  
Oklahoma.

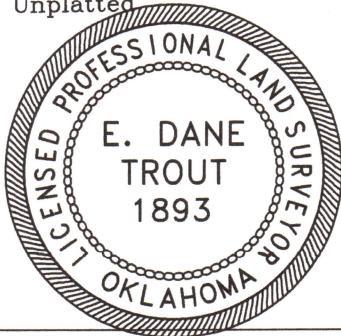
SEC 6 T 18 N R 15 E

	TOTAL PROPERTY		
BEFORE GROSS	0.00 SF	0.000 ACRES	
EXISTING R/W	0.00 SF	0.000 ACRES	
PERMANENT R/W	14,302.40 SF	0.328 ACRES	
REM IN QTR	0.00 SF	0.000 ACRES	
PERMANENT EASEMENT	0.00 SF	0.000 ACRES	
TEMP CONST EASEMENT	0.00 SF	0.000 ACRES	



Trey and Allison Mosely  
 Joint Tenancy Warranty  
 Deed  
 Bk. 2544, Pg. 537  
 Unplatted

Richard Harriger  
 Surviving Joint Tenant  
 Bk. 2518, Pg. 745  
 Unplatted



LINE TABLE					
L1	S01°06'04"E	25.25'	L4	S88°53'44"W	200.00'
L2	S88°53'44"W	128.68'	L5	N01°19'03"W	55.25'
L3	S01°18'28"E	30.00'	L6	N88°53'44"E	328.78'

E. Dane Trout  
 Oklahoma P.L.S. #1893

TROUT LAND SURVEYING, LLC  
 918.734.3423 • 7020 S. Yale Ave. Tulsa, OK 74136  
 CA 7312 (LS) 6/30/2021