

Documentary Stamps: 3202.3

Property Address: West New Orleans Street, Broken Arrow, OK 74011

Mailing Address: 3712 South Redwood Drive  
Broken Arrow, OK 74011

**GENERAL WARRANTY DEED**  
(Limited Liability Company Form – Oklahoma Statutory Form)

THIS INDENTURE, made this 26 day of July, 2023, between **Spectacular Homes LLC** a Limited Liability Company, organized under the laws of the State of Oklahoma, party of the first part, party grantor and **Rabbit Run of Broken Arrow Homeowners' Association, INC**, party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, its heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

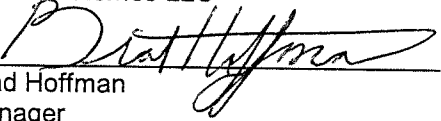
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 grantor, its successors or assigns, does hereby covenant, promise and agree to and with said party grantee, 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 and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its heirs, executors or administrators, against said party grantor, its successors or 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 by its Manager the day and year first above written.

Spectacular Homes LLC

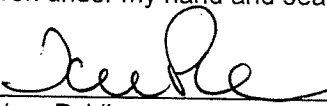
BY:   
Brad Hoffman  
Manager

STATE OF OKLAHOMA

COUNTY OF TULSA

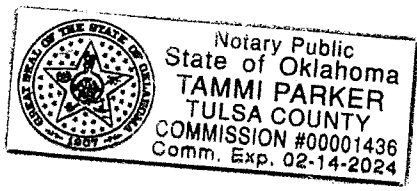
Before me, the undersigned, a Notary Public, in and for said County and State on this 26 of July, 2023, personally appeared Brad Hoffman as Manager of Spectacular Homes LLC to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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 above written.

  
Notary Public

My Commission Expires:

(SEAL)



## EXHIBIT A

A tract of land that is part of Reserves A, B, C, D, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, Rabbit Run a Subdivision in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

A TRACT OF LAND THAT IS PART OF RESERVE "F", RABBIT RUN, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID RESERVE "F"; THENCE SOUTH  $01^{\circ}17'20''$  EAST ALONG THE EAST LINE THEREOF 19.53 FEET; THENCE SOUTH  $82^{\circ}56'56''$  WEST A DISTANCE OF 50.12 FEET; THENCE NORTH  $23^{\circ}50'48''$  WEST A DISTANCE OF 12.12 FEET; THENCE SOUTH  $88^{\circ}42'40''$  WEST A DISTANCE OF 16.47 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF WEST ORLANDO STREET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 35.68 FEET, A CHORD BEARING OF NORTH  $73^{\circ}05'27''$  EAST AND A CHORD LENGTH OF 34.44 FEET; THENCE NORTH  $84^{\circ}46'49''$  EAST A DISTANCE OF 16.36 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 21.71 FEET, A CHORD BEARING OF NORTH  $80^{\circ}48'54''$  EAST AND A CHORD LENGTH OF 21.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,063.5 SQUARE FEET OR 0.02 ACRES.