



City of Bixby Board of Adjustment Meeting Agenda

Chairwoman Kaylin Coody
Vice Chair Paul Blair
Board Member Jason Mohler
Board Member Mike David
Board Member Jeff Sloan

Tuesday, February 18, 2025

6:00 PM

Bixby Municipal Building
116 W. Needles Ave., Bixby,
OK 74008

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes of the August 19, 2024, Board of Adjustment Meeting.

Public Hearing

- 1) Consideration and Possible Action on a Rear Yard Setback Variance Request – BXBA-25.01 | Applicant: Nick Puma
- 2) Consideration and Possible Action on an Accessory Building Variance Request – BXBA-25.02 | Applicant: Charles Keller

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of February 14, 2025, on or before 6:00 p.m., at City Hall, 116 W. Needles Avenue, Bixby Oklahoma.

Respectfully Submitted

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

Board of Adjustment Meeting Minutes

Bixby Municipal Building
116 W. Needles Ave., Bixby, OK 74008
December 16, 2024 at 6:00 PM

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma, on December 13, 2024, at or before 5:00 p.m.

Call to Order

Chairwoman Kaylin Coody called the Board of Adjustment meeting to order at 6:01 PM.

Roll Call

Secretary Gladys Gill conducted roll call, and the following individuals were in attendance:

Members Present

Kaylin Coody
Paul Blair
Jason Mohler
Jeff Sloan
Mike David

Staff Present

Joey Wiedel, Interim City Manager
Gladys Gill, Assistant Planner I

Oath of Office

No Oath of Office to administer

Consent Agenda

1. Consider and Approve the Board of Adjustment Meeting Minutes from September 16, 2024.

Chairwoman Coody asked if there were any updates or corrections to the minutes. Secretary Gladys Gill noted an addition to reflect Board Member David's comment regarding the Guthrie Variance.

Chairwoman Coody read the updated minutes and called for a motion to approve. Board Member David moved to approve the minutes, with Board Member Mohler seconding the motion. The vote was as follows:

Ayes: David, Mohler, Blair, Coody

Nays: 0

Abstained: Sloan

Motion carried: 4-0-1

Public Hearing

1. Variance – BXBA-24.04 | Applicant: Ron Boyd

Chairwoman Coody introduced Item 1 for discussion and consideration.

Ron Boyd addressed the Board of Adjustment, requesting a reduction in the required setback from 25 feet to 20 feet. He stated that the proposed adjustment had been reviewed and approved by the HOA Architectural Committee. Mr. Boyd explained that the hardship necessitating the request is due to the irregular shape of the lot, located on a cul-de-sac, limiting the buildable area. He added that by moving the setback up will allow for the installation of a pool in the back.

Board Member David asked for clarification on the location of the driveway. Mr. Boyd assured the Board that the driveway would not be an issue and would not be within the utility easement.

A discussion followed among the board members and staff, considering the implications of the variance request. Vice Chair Blair asked staff if they had any issues with the request. Staff responded that they had no comments or concerns regarding the request.

Board Member David made a motion to approve Variance BXBA-24.04 without condition. The motion was seconded by Vice Chair Blair. A vote was taken, with the following results:

Ayes: David, Blair, Sloan, Mohler, Coody
Nays: 0

Motion carried: 5-0

Old Business

There was no old business to discuss.

New Business

There was no new business to discuss.

Adjournment

Chairwoman Coody called for a motion to adjourn the Board of Adjustment meeting. Board Member Sloan moved to adjourn, and the motion was seconded by Vice Chair Blair. A vote was taken with the following results:

Ayes: Sloan, Blair, David, Mohler, Coody
Nays: None

Motion carried: 5-0

The meeting was adjourned at 6:22 p.m.

Chair or Vice Chair	Secretary
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City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: Board of Adjustment

From: Joey Wiedel, Interim City Manager
Gladys Gill, Assistant Planner I

Date: February 18, 2025

RE: BXBA 25.01 – Puma Variance

Location: 7410 E 155th Street S, Bixby, OK 74008
Platted: Lot 13, Block 8, Crossing at Conrad Village (BXPUD-16.04)

STR: Section 23, Township 17N, Range 13E

Project: Variance to Amend Rear Yard Setback from 20 feet to 15.7 feet.

Applicant: Nick Puma

Staff Review

The applicant has applied for a Variance to amend the rear yard setback from 20 feet to 15.7 feet to allow a house to be built on a triangular-shaped lot.

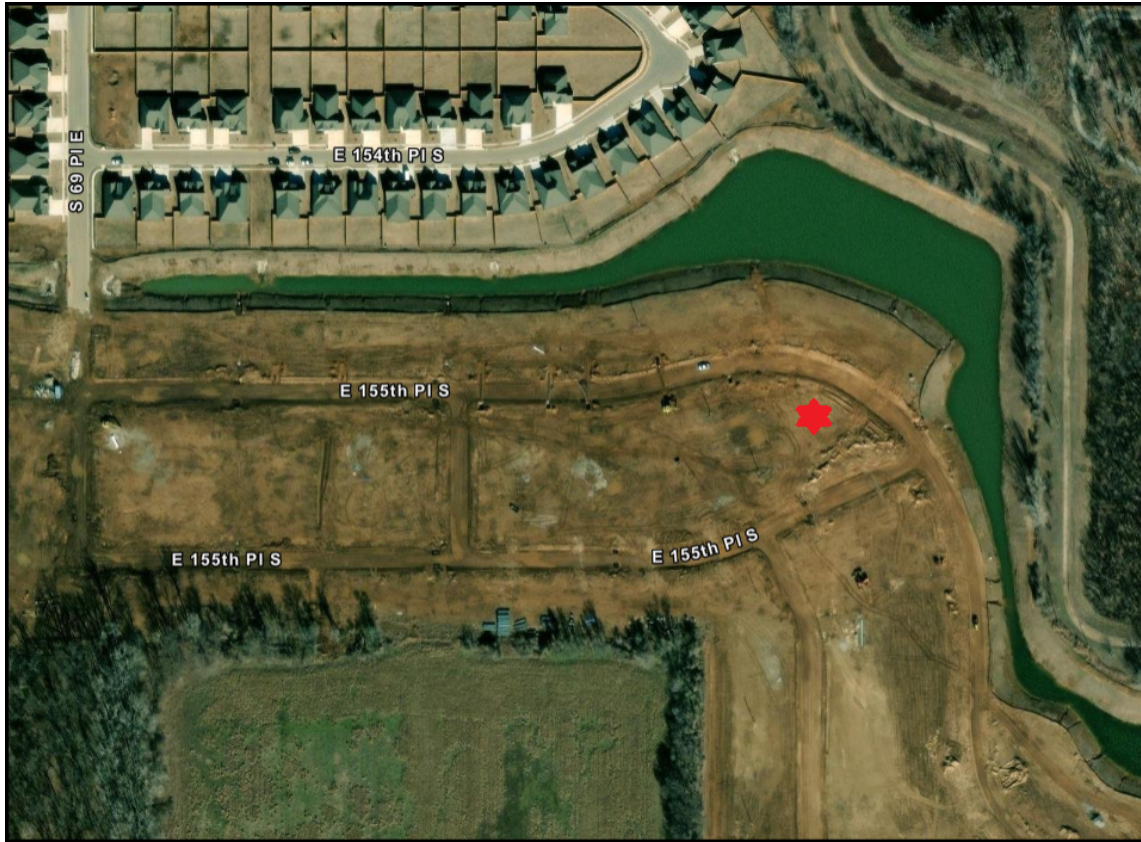
In the City of Bixby Zoning Code, a Variance is required to prove a hardship.

The Board of Adjustment may grant a variance after finding that:

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the Comprehensive Plan.

Provided that the Board, in granting a Variance, shall prescribe appropriate conditions and safeguards if they deem necessary to enforce.

Figure 1: Aerial Map of Crossing at Conrad Village



Existing Zoning; Use:

(RS-3) Residential Single-Family

Abutting Zoning; Use:

North: (RS-3) Residential Single-Family dwelling

East: (AG) Agriculture: City-owned vacant

South: (RS-3) Residential Single-Family dwelling

West: (AG) Agriculture: vacant

Staff Comments:

The property is located on a triangular corner lot, which results in an irregular shape that significantly restricts the buildable area. This creates an undue hardship for the property owner by limiting the size of the home that can be constructed.

The requested variance would allow the owner to build a 2,437-square-foot home while complying with all other zoning requirements and would not encroach on the U/E. Approving the variance ensures reasonable use of the property without negatively impacting public health, safety, or welfare. This request aligns with the intent of the zoning code and does not grant a special privilege, as the hardship arises solely from the lot's unique shape.

Engineer Comments: No comments from the City Engineer.

Public Comments: No comments were received when writing this report.

Variance Action of the Board:

The Board of Adjustment shall hold the hearing and, upon the concurring vote of three (3) or more members, may grant the Variance after finding that:

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the Comprehensive Plan.

Provided that the Board, in granting a Variance, shall prescribe appropriate conditions and safeguards and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

Sample Motion:

In BOA Case Number BXBA-25.01, I move that we (approve/deny) the Variance to reduce the rear setback allowed in an RS-3 District located at 7410 E 155th Street S, Bixby, OK 74008, with the following conditions:

Figures:

Figure 1: City of Bixby Aerial Map of Crossing at Conrad Village

Attachments:

Exhibit A: Application and Site Plan



City of Bixby

Board of Adjustment Application

BXBA-25.01

Applicant: Nick Puma
Address: 12627 s granite ave
Telephone: _____ Cell Phone: 9188556433 Email: n.puma@me.com
Property Owner: _____ If different from Applicant, does owner consent? _____
Property Address: 7410 E 155th st s
Existing Zoning: _____ Existing Use: Vacant land Use Unit #: _____
Proposed Use: _____

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO

If Applicant is other than Owner, indicate interest: _____

Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO

Application for: ☒ Variance ☐ Special Exception ☐ Appeal ☐ Interpretation

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION. WHERE APPLICABLE, INDICATE PERTINENT ORDINANCES, PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC. YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERIT OF YOUR APPLICATION:

APPLICANTS FOR VARIANCE COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

- Why would the literal enforcement of the Zoning Code create an unnecessary hardship?
It creates undue hardship by shrinking the lot to the point where its difficult to fit a house on it
- What makes your property peculiar, extraordinary, or exceptional as compared to other properties in the same district?
The shape of the lot is triangular which makes it difficult to fit with the setback
- Explain why the granting of a variance will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Zoning Code or Comprehensive Plan.
We are proposing to build a house on the lot with a 15'7" setback instead of the existing 20' it will benefit by allowing the neighborhood to be completed
- Explain why the variance would be the minimum necessary to alleviate the unnecessary hardship.
This is the minimum we need to get our house to fit.

City of Bixby Board of Adjustment Application

APPLICANTS FOR A SPECIAL EXCEPTION COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the Special Exception and the Use Unit for the Special Exception as indicated in the Bixby Zoning Code. Explain why the Special Exception will be in harmony with the spirit and intent of this title, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The special exception we are requesting is to make the rear setback 15'7" instead of 20'. The lot is triangular which makes it difficult to build on. It will benefit the neighborhood greatly allowing us to get the exception so we can build a house on the vacant lot

APPLICANTS MAKING AN APPEAL OF A BUILDING OFFICIAL ACTION COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the nature of the appeal in detail:

APPLICANTS REQUESTING AN INTERPRETATION OF THE ZONING CODE OR MAP COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the nature of the request in detail:

BILL ADVERTISING CHARGES TO: Nick Puma
12627 s granite ave e. Bixby, 74008 (NAME) 918-855-6433
(ADDRESS) (CITY) (ZIP) (PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: _____ Date: _____

APPLICANT – DO NOT WRITE BELOW THIS LINE

BBOA-____ Date Received _____ Received By _____ Receipt # _____
Board of Adjustment Date _____

1 Sign(s) at \$ 140.00 each = \$ _____; Postage \$ 250⁰⁰; Total Sign + postage \$ _____

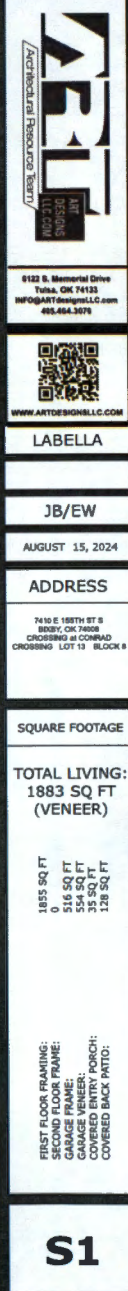
FEES: Variance \$650.00 or Special Exception \$350.00 or Appeal/Interpretation \$300.00 BASE FEE ADD. TOTAL
= _____ + _____ = _____

BOA Action: _____ Conditions: _____

Date: _____ Roll Call: _____

Staff Rec. _____

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City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: Board of Adjustment

From: Joey Wiedel, Development Services Director
Gladys Gill, Assistant Planner I

Date: February 18, 2025

RE: BXBA 25.02 – Variance to allow an accessory building to exceed the 800 square feet allowed in an RS-1 (Residential Single Family) District.

Location: 11686 S 73rd East Ave, Bixby, OK 74008
Platted: Lot 10, Block 4, NORTH HGTS ADDN

STR: Section 35, Township 18N, Range 13E

Project: Variance, Accessory Building

Applicant: Charles Keller

Staff Review

The applicant has applied for a Variance to exceed the maximum square footage of 800 sq ft allowed in a residential development for an accessory building.

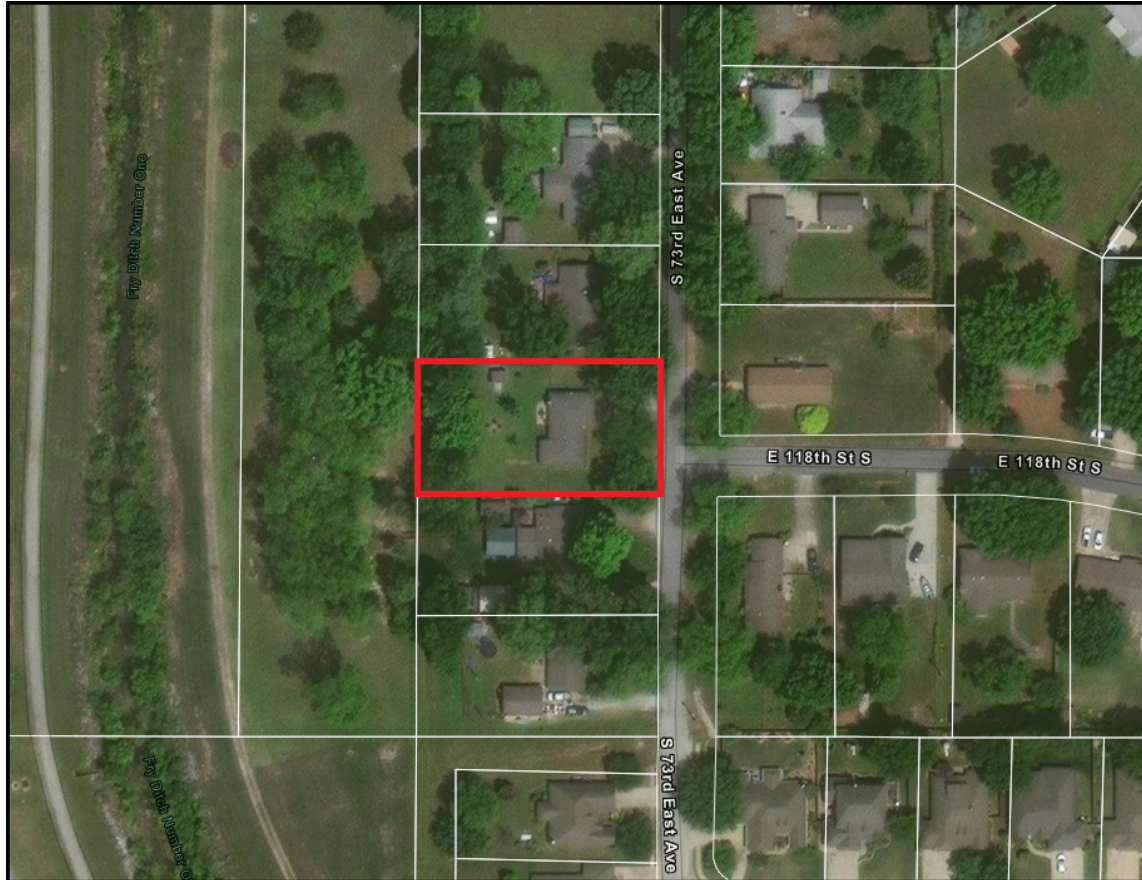
In the City of Bixby Zoning Code, a Variance is required to prove a hardship.

The Board of Adjustment may grant a variance after finding that:

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the Comprehensive Plan.

Provided, that the Board, in granting a Variance, shall prescribe appropriate conditions and safeguards if they deem necessary to enforce.

Figure 1: Aerial Map



Existing Zoning; Use:

(RS-1) Residential Single-Family

Abutting Zoning; Use:

North: (RM-1) Residential Multi-Family: The Links at Bixby

East: (RS-1) Residential Single-Family:

South: (RS-2) and (RS-3) Residential Single-Family: Fox Hollow

West: Fry Ditch

Staff Comments:

The applicant did not provide a site plan, preventing staff from determining whether the proposed structure would encroach on the city-owned property to the west behind the house.

Engineer Comments:

The City Engineer has not reviewed the proposed accessory building.

Public Comments: No comments were received when writing this Staff Report.

Variance Action of the Board:

The Board of Adjustment shall hold the hearing and, upon the concurring vote of three (3) or more members, may grant the Variance after finding that:

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the Comprehensive Plan.

Provided that the Board, in granting a Variance, shall prescribe appropriate conditions and safeguards and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

Sample Motion:

In BOA Case Number BXBA-25.02, I move that we (approve/deny) the Variance to exceed the 800 square feet allowed in an RS-1 District located at 11686 S 73rd East Ave, Bixby, OK 74008, with the following conditions:

Figures:

Figure 1: City of Bixby Aerial Map

Attachments:

Exhibit A: Variance Application



City of Bixby Board of Adjustment Application

Applicant:

Address:

Telephone:

Charles "Chris" Keller

11686 S. 73rd E. Ave. Tulsa, OK 74008

918/695-4730 Cell Phone: 918/695-4730 Email: KellerC1@cox.net

Property Owner:

If different from Applicant, does owner consent? _____

Property Address:

Existing Zoning:

Existing Use:

Use Unit #:

Proposed Use:

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

Does Record Owner consent to the filing of this application?



YES



NO

If Applicant is other than Owner, indicate interest: _____

Is subject tract located in the 100 year floodplain?



YES



NO

Application for:



Variance



Special Exception



Appeal



Interpretation

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION. WHERE APPLICABLE, INDICATE PERTINENT ORDINANCES, PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC. YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERIT OF YOUR APPLICATION:

APPLICANTS FOR VARIANCE COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

a. Why would the literal enforcement of the Zoning Code create an unnecessary hardship?

This will not cause any hardship to my neighbors or neighborhood. There is plenty of room in my back yard

b. What makes your property peculiar, extraordinary, or exceptional as compared to other properties in the same district?

All properties in my neighborhood are similar. On my block they are all flat and are about a 1/2 acre in size. Most of the properties have shops and large storage structures.

c. Explain why the granting of a variance will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Zoning Code or Comprehensive Plan.

The variance will not cause any issues. The property size of my lot is large enough to eliminate any negative issues with public or neighbors.

d. Explain why the variance would be the minimum necessary to alleviate the unnecessary hardship.

The size variance needed is for all the space needed to support my supplies and materials.

City of Bixby

Board of Adjustment Application

APPLICANTS FOR A SPECIAL EXCEPTION COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the Special Exception and the Use Unit for the Special Exception as indicated in the Bixby Zoning Code. Explain why the Special Exception will be in harmony with the spirit and intent of this title, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The structure will be located in the back yard of my property. It will be enclosed with a fence around it and will not be detrimental to the neighborhood or the public.

APPLICANTS MAKING AN APPEAL OF A BUILDING OFFICIAL ACTION COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the nature of the appeal in detail:

APPLICANTS REQUESTING AN INTERPRETATION OF THE ZONING CODE OR MAP COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the nature of the request in detail:

BILL ADVERTISING CHARGES TO: _____

(NAME)

(ADDRESS)

(CITY)

(ZIP)

(PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: Charles C. Keller Date: 1-8-2025

APPLICANT - DO NOT WRITE BELOW THIS LINE

BBOA-____ Date Received _____ Received By _____ Receipt # _____

Board of Adjustment Date _____

____ Sign(s) at \$ 140.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	Variance	Special Exception	Appeal/Interpretation	BASE FEE	ADD.	TOTAL
	\$650.00	or \$350.00	or \$300.00	= _____	+ _____	= _____

BOA Action: _____ Conditions: _____

Date: _____ Roll Call: _____

Staff Rec. _____



Assessor

General Information

Account Number	R57850833500560
Situs Address	11686 S 73 AV E BIXBY 740082010
Owner Name	KELLER, CHARLES C & LEIGH ANN
Owner Mailing Address	10498 S 91ST EAST AVE TULSA, OK 741337070
Land Area	0.51 acres / 22,110 sq ft
Market Value	-
Last Year's Taxes	\$2,452.75
Legal Description	Subdivision: NORTH HGTS ADDN (57850) Legal: LOT 10 BLK 4 Section: 35 Township: 18 Range: 13



57850-83-35-00560 (06/2022)

Tax Information

	2023	2024	2025
Fair Cash Value	\$210,000	\$206,867	-
Taxable Value	\$157,657	\$165,540	-
Assessment Ratio			
Gross Assessed	\$17,342	\$18,209	-
Exemptions	\$0	\$0	-
Net Assessed	\$17,342	\$18,209	-
Tax Rate	BI-4A	BI-4A	BI-4A
Tax Rate Mills	139.900000	134.700000	134.700000
Estimated Taxes	\$2,426	\$2,453	-
Notice of Value Date (If changed from prev yr)	3/29/2023	2/27/2024	2/27/2024

Values

	2023	2024	2025
Land Value	\$24,600	\$24,600	-
Improvement Value	\$185,400	\$182,267	-
Fair Cash (Market) Value	\$210,000	\$206,867	-

Exemptions

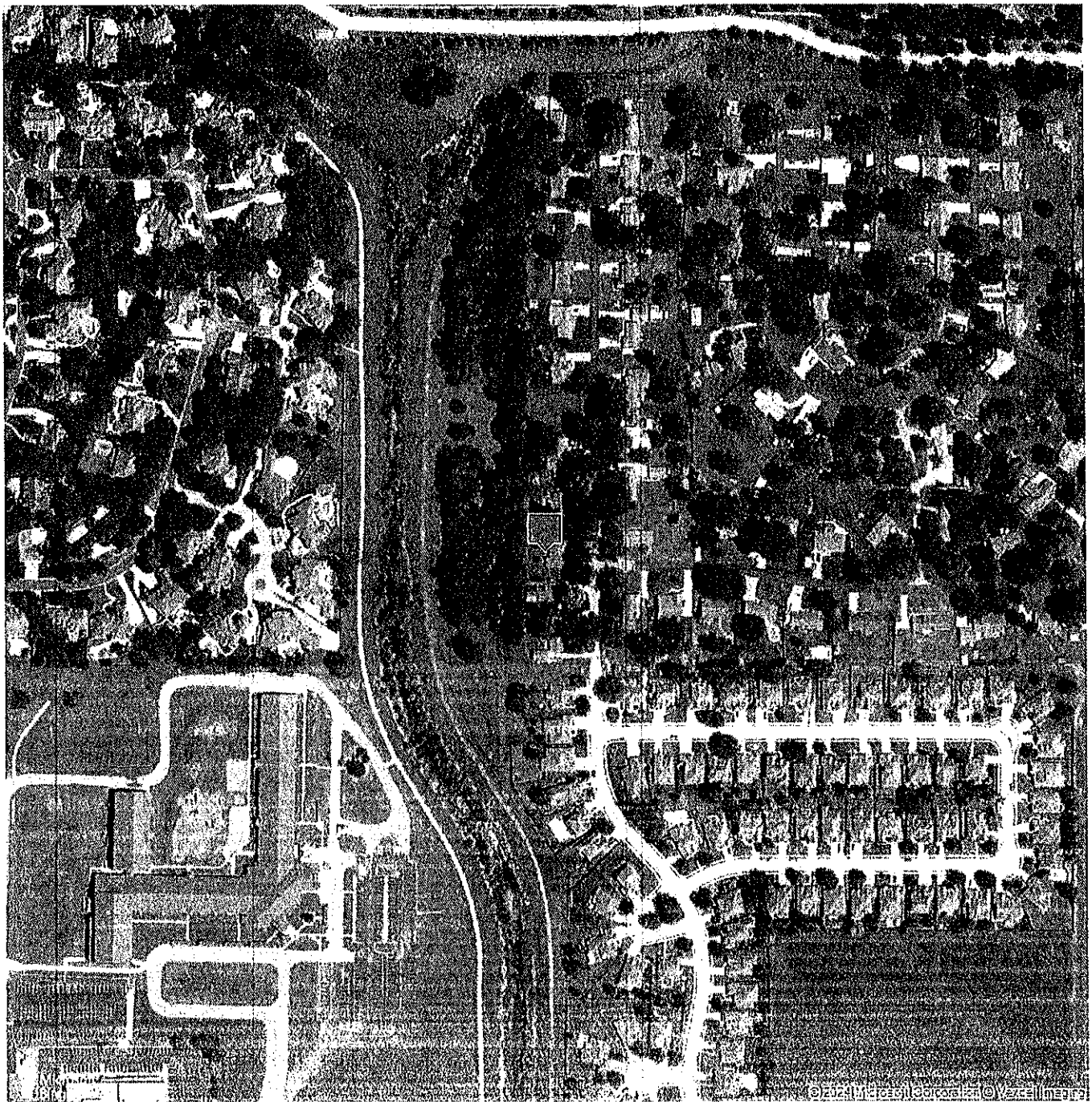
	2023	2024	2025
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
Veteran	-	-	-

Current Improvements

Tax Year	Property Type	Yr Bk	Livable	Stories	Story Height	Baths	Roof
Imp #	Foundation	Exterior			Use		HVAC Type
2025	Residential	1968	1,491 SF	1.00	8	1.10	Composition Shingle
1.00	Slab	FrameSiding/MasonryVeneer			Ranch 1 Story		Cool Air in Heat Ducts

Recent Sales

11/2/2017	SELLERS, SHIRLEY A	KELLER, CHARLES C & LEIGH ANN	\$143,000	General Warranty Deed	2017105436
4/30/2013	GRAY, SONNY AND CHRISTINA	SELLERS, SHIRLEY A	\$125,000	General Warranty Deed	2013042639
4/1/2000			\$75,000	General Warranty Deed	2000149894 BK-06357PG-01780





Tulsa County Clerk - Michael Willis

Doc # 2017105631 Page(s): 1

11/09/2017 01:25:23 PM

Receipt # 17-63138

Fee: \$ 13.00

TTCU Federal Credit Union

Mailing Address: P.O. Box 4999, Tulsa, OK 74159

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

Whereas, on the 2nd day of November, 2010 a certain Mortgage was executed by CHARLES KELLER AND LEIGH ANN KELLER HUSBAND AND WIFE, Mortgagor, to TULSA TEACHERS CREDIT UNION N/K/A TTCU Federal Credit Union, Mortgagee, for the sum of ONE HUNDRED FOURTY THOUSAND and No/100ths Dollars upon the following described real estate, viz:

LOT TWENTY NINE (29), BLOCK EIGHT (8), THE AMENDED PLAT OF LEGACY PARK II, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

which said Mortgage is recorded on November 18, 2010, in Book ____ of Mortgages, on Page ____, or as Doc# 2010104955 of the records of the TULSA County, State of Oklahoma.

Whereas, the note secured by said Mortgage has been paid in full:

NOW, wherefore, TULSA TEACHERS CREDIT UNION N/A TULSA Credit Union, the above named Mortgagee, does hereby remise, release and forever quit-claim all their right, title, and interest, in and to the above mentioned property which said TULSA TEACHERS CREDIT UNION N/A TTCU Federal Credit Union may have acquired by virtue of said above named Mortgage to TULSA TEACHERS CREDIT UNION N/A TTCU Federal Credit Union, from CHARLES KELLER AND LEIGH ANN KELLER HUSBAND AND WIFE, the said Mortgagor, their heirs or assigns, forever.

In Testimony Whereof, Mortgagee has caused their name to be subscribed to this Release this day of November 6, 2017.

TULSA TEACHERS CREDIT UNION
N/A TTCU Federal Credit Union

Charles A. Chastain

By: Charles A Chastain
Sr. Vice President of Lending

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State on this November 6, 2017, personally appeared Charles A Chastain, to me known to be the identical person who subscribed to the foregoing as its Sr. Vice President of Lending, 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.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.



Michael Allan Dixon
Notary Public

My Commission Expires: 09-08-2021

Commission No. 17008416



Tulsa County Clerk - Michael Willis

Doc # 2017105436 Page(s): 2

11/09/2017 09:09:54 AM

Receipt # 17-63017

Fee: \$ 15.00 Doc Stamp: \$214.50

Doc Stamps:

21450

Property Address: 11686 S. 73rd E. Ave., Bixby, OK 74008

Mail Tax Bill to: Above

GENERAL WARRANTY DEED (WITH SURVIVORSHIP CLAUSE)

THIS INDENTURE, Made this **11/02/2017** between **Shirley A. Sellers, a single person**, party of the first part, and **Charles C. Keller and Leigh Ann Keller, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship as hereinafter set out, party of the second part.

WITNESSETH: That in consideration of the sum of **Ten dollars and no/100 (\$10.00)**, receipt whereof is hereby acknowledged, said party of the first part do sell and convey unto said party of the second part and other good and valuable considerations, does by these presents grant, bargain, sell and convey unto said party of the second part, as joint tenants, and not as tenants in common, on the death of one the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in **Tulsa County, State of Oklahoma**, to-wit:

Lot Ten (10), Block Four (4), NORTH HEIGHTS ADDITION, as Addition to the City of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 2599.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said party of the first part, heirs, successors, grantees, executors, and administrators, does hereby covenant and agree to and with said party of the second part that, at the delivery of these presents, their lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, **EXCEPT:** Easements, building restrictions of record and special assessments not yet due; that party grantor will

WARRANT AND FOREVER DEFEND the same unto said party of the second part, their heirs, successors and assigns against said party of the first part their heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

TULSA COUNTY CLERK - MICHAEL WILLIS
612 S. DENVER AVE.
TULSA, OK 74119

Return to: Integrity Title & Closing

9815 E. 81st St.

Tulsa, OK 74133

File # 17-10056 CD

2

Doc Stamps: \$217.50

Property Address: 11686 S. 73rd E. Ave., Bixby, OK 74008

Mail Tax Bill to:

GENERAL WARRANTY DEED
(WITH SURVIVORSHIP CLAUSE)

THIS INDENTURE, Made this 11/02/2017 between Shirley A. Sellers, a single person, party of the first part, and Charles C. Keller and Leigh Ann Keller, husband and wife, as joint tenants and not as tenants in common, with the right of survivorship as hereinafter set out, party of the second part.

WITNESSETH: That in consideration of the sum of Ten dollars and no/100 (\$10.00), receipt whereof is hereby acknowledged, said party of the first part do sell and convey unto said party of the second part and other good and valuable considerations, does by these presents grant, bargain, sell and convey unto said party of the second part, as joint tenants, and not as tenants in common, on the death of one the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in Tulsa County, State of Oklahoma, to-wit:

Lot Ten (10), Block Four (4), NORTH HEIGHTS ADDITION, as Addition to the City of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 2599.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said party of the first part, heirs, successors, grantees, executors, and administrators, does hereby covenant and agree to and with said party of the second part that, at the delivery of these presents, their lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, **EXCEPT:** Easements, building restrictions of record and special assessments not yet due; that party grantor will

WARRANT AND FOREVER DEFEND the same unto said party of the second part, their heirs, successors and assigns against said party of the first part their heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.