

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 4 day of April, 2024, between FRANCES M. DAY, AS TRUSTEE OF THE FRANCES M. DAY TRUST, DATED OCTOBER 22, 1996, AND JON T. VROOMAN AND GAYLE <sup>MA</sup> VROOMAN, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE VROOMAN LIVING TRUST, DATED FEBRUARY 24, 1997, 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, view above the surface, including any previously dedicated roadway 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.

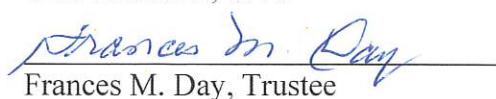
And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all 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.

Return to:

City of Broken Arrow  
City Clerk  
PO Box 610  
Broken Arrow, OK 74013

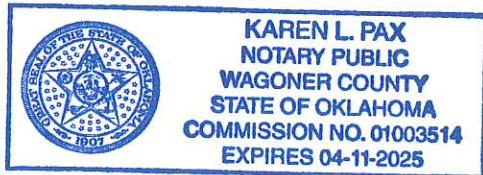
FRANCES M. DAY, AS TRUSTEE OF  
THE FRANCES M. DAY TRUST, DATED  
OCTOBER 22, 1996

  
Frances M. Day, Trustee

STATE OF OKLAHOMA )  
COUNTY OF Wagoner )  
                          ) §

16th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this  
day of April, 2024, personally appeared Frances M. Day, 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.



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

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

Dawn SP  
\_\_\_\_\_  
Assistant City Attorney  
Deputy

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

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

Engineer: ELR Checked: 4/30/24  
Project: ST2031 Aspen/Tucson roadway imp. Parcel 12

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

Attest:

VROOMAN LIVING TRUST, DATED  
FEBRUARY 24, 1997

Jon T. Vrooman

Jon T. Vrooman, Trustee

Gayle M. Vrooman

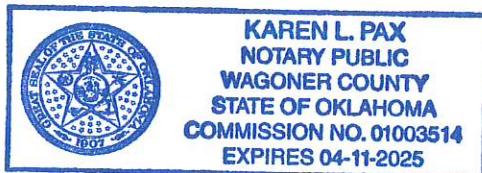
Gayle M. Vrooman, Trustee

*gmv*

STATE OF OKLAHOMA )  
 )  
COUNTY OF Oklahoma ) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this  
4 day of April, 2024, personally appeared Jon and Gayle Vrooman, 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*  
\_\_\_\_\_  
NOTARY PUBLIC

## **EXHIBIT A**

Page 1 of 3

### **LEGAL DESCRIPTION**

Part of the Northwest Quarter (NW/4) Section 3, T17N-R14E  
Tulsa County, Oklahoma

**DAY, FRANCES**

#### **Roadway Right of Way Easement**

A tract of land lying in the Northwest Quarter (NW/4) Section 3, Township 17 North Range 14 East, Tulsa County, State of Oklahoma, said tract being more particularly described by meets and bounds as follows:

Commencing at the Northwest Corner of the Northwest Quarter (NW/4);

Thence S 01°36'51" E along the West Line of said Northwest Quarter (NW/4) a distance of 75.21 feet;

Thence N 88°23'09" E a distance of 40.00 feet, to a point on the Easterly Existing Right of Way line of South Aspen Avenue, said point being the point of beginning;

Thence N 43°32'31" E along said Existing Right of Way line a distance of 35.26 feet;

Thence N 88°41'19" E along the Southerly Existing Right of Way line of East 121<sup>st</sup> Street a distance of 40.00 feet;

Thence S 43°32'14" W a distance of 56.42 feet;

Thence S 01°36'51" E on a line being parallel with and 65.00 feet East of the West line of said Northwest Quarter (NW/4) a distance of 260.00 feet;

Thence S 28°23'09" W a distance of 10.00 feet;

Thence S 01°36'51" E on a line being parallel with and 60.00 feet East of the West line of said Northwest Quarter (NW/4) a distance of 168.19 feet to a point on the Easterly Existing Right of Way line of South Aspen Avenue;

Thence S 88°42'23" W along said Existing Right of Way line a distance of 20.00 feet;

Thence N 01°36'51" W along said existing Right of Way line, on a line being parallel with and 40.00 feet East of the West line of said Northwest Quarter (NW/4) a distance of 451.87 feet to the point of beginning.

Said tract contains 0.27 acres (11,546.70 sq. ft.) of land as described.

## EXHIBIT A

Page 2 of 3

### LEGAL DESCRIPTION

Part of the Northwest Quarter (NW/4) Section 3, T17N-R14E  
Tulsa County, Oklahoma

**DAY, FRANCES**

Roadway Right of Way Easement

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.



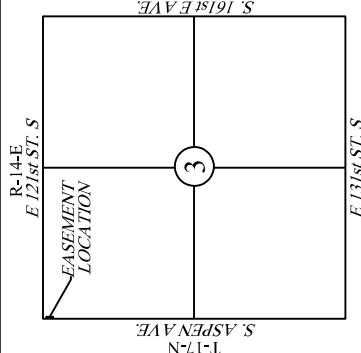
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Brian C. Bird, P.L.S #1869  
CEC Corporation  
CA No. 32, Expiration Date: 06-30-2022

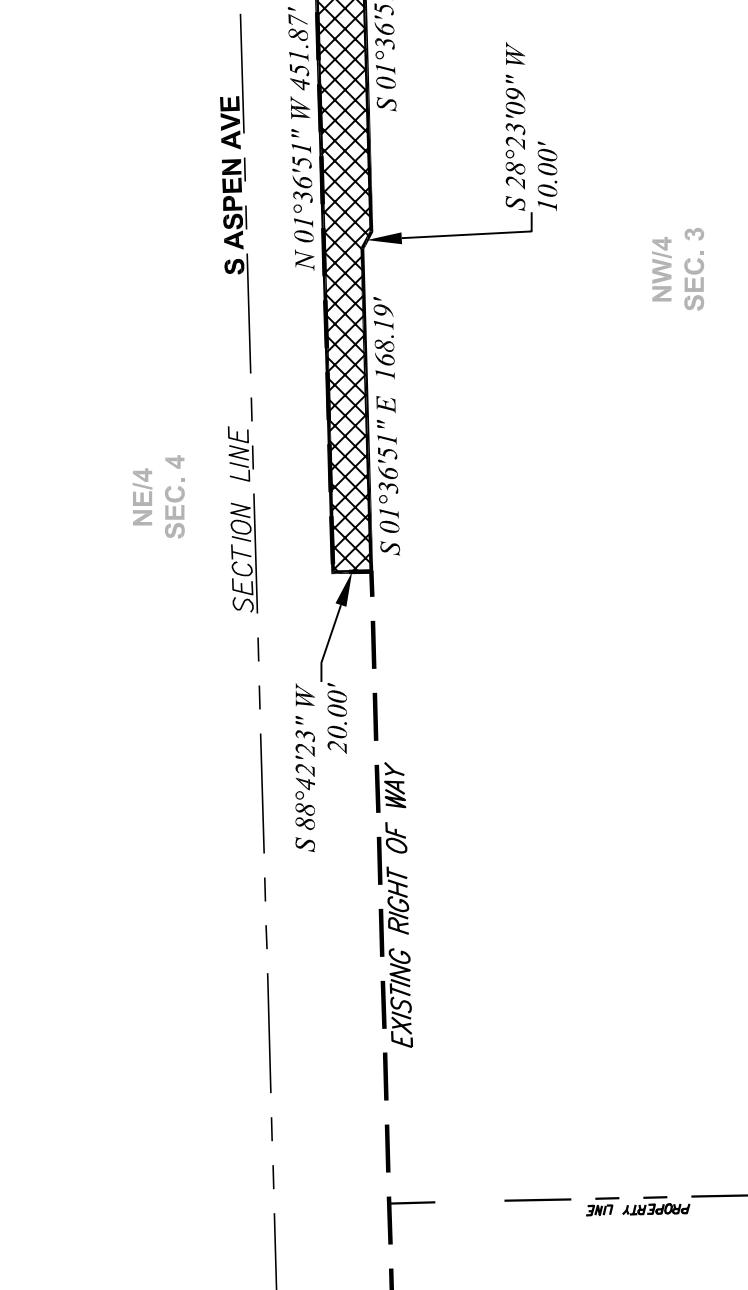


Roadway Right of Way Easement

PARCEL 12.0  
EXHIBIT "A"  
PAGE 3 OF 3



PART OF THE NW/4  
SECTION 3, T17N-R14E  
TULSA COUNTY, OK  
DAY, FRANCES  
0.27 ACRES (11,546.70 SQ. FT.) OF  
ROADWAY RIGHT OF WAY EASEMENT



BASIS OF BEARING FOR THIS SURVEY IS  
THE WEST LINE OF THE NW/4 SECTION 4  
T17N-R14E BEARING N 0°36'51" W

ROADWAY RIGHT OF WAY 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 10/29/2020  
APPROVED: BCB 10/29/2020