

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 6<sup>th</sup> day of January, 2025, between DEBORA JANE LIPFORD, 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, 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"**

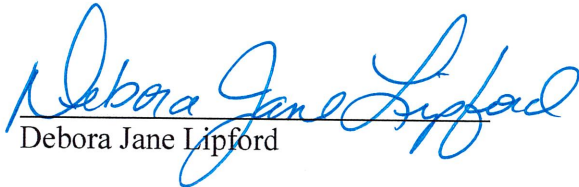
### **EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).**

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.

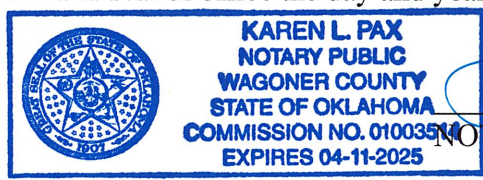
Return to:  
City of Broken Arrow  
City Clerk  
PO Box 610  
Broken Arrow, OK 74013

  
Debora Jane Lipford

STATE OF OKLAHOMA )  
 ) §  
COUNTY OF TULSA )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 6th day of January, 2025, personally appeared DEBORA JANE LIPFORD, 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.

 *[Signature]*  
NOTARY PUBLIC

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

*[Signature]*  
Assistant City Attorney

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

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

Attest:

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

Engineer: *[Signature]* Checked: 1/7/25  
Project: ST2031 9<sup>th</sup> Aspen Widening-Shreveport to Tucson  
Parcel 10.0

**EXHIBIT A**

Page 1 of 2

**LEGAL DESCRIPTION**

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

**LIPFORD, DEBORA JANE**

**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 Southwest Corner of said Northwest Quarter (NW/4);

Thence N 01°36'51" W along the West line of said Northwest Quarter (NW/4) a distance of 109.59 feet;

Thence N 88°23'09" E a distance of 24.75 feet to a point on the East Statutory Right of Way line of South Aspen Avenue, said point being the point of beginning;

Thence N 01°36'51" W along said East Statutory Right of Way line a distance of 109.76 feet to a point on the North line of a property described in Document #2013079900 filed for record at the Tulsa County Clerk's office;

Thence N 88°46'11" E along the North line of said property a distance of 35.25 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 109.77 feet to a point on the South line of said property;

Thence S 88°46'24" W along the South line of said property a distance of 35.25 feet to the point of beginning.

Said tract contains 0.09 acres (3,869.22 sq. ft.) of land as described.

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



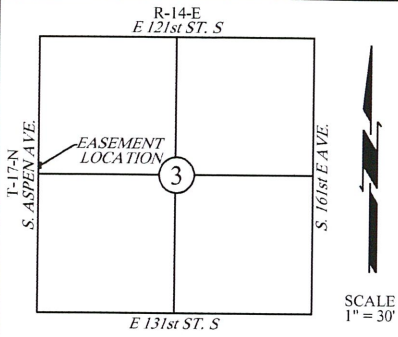
# Roadway Right of Way Easement

PARCEL 10.0

## EXHIBIT "A"

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PART OF THE NW/4  
SECTION 3, T17N-R14E  
TULSA COUNTY, OK  
LIPFORD, DEBORA JANE  
0.09 ACRES (3,869.22 SQ. FT.) OF  
ROADWAY RIGHT OF WAY EASEMENT



NE/4  
SEC. 4

SECTION LINE S ASPEN AVE

STATUTORY  
RIGHT OF WAY

N 88°46'11" E 35.25'

PROPERTY LINE

N 01°36'51" W 109.76'

NW/4  
SEC. 3

S 01°36'51" E 109.77'

N 88°23'09" E  
24.75'

PROPERTY LINE

S 88°46'24" W  
35.25'

POINT OF  
BEGINNING

N 01°36'51" W  
109.59'

POINT OF COMMENCEMENT  
SOUTHWEST CORNER  
NW/4 SEC. 3 T17N-R14E

BASIS OF BEARING FOR THIS SURVEY IS  
THE WEST LINE OF THE NW/4 SECTION 3  
T17N-R14E BEARING N 01°36'51" W

ROADWAY RIGHT OF WAY EASEMENT

*CEC Corporation*  
Surveying & Mapping Division  
4555 W. MEMORIAL RD.  
OKLAHOMA CITY, OK 73142  
405.753.4200

CA #32 EXP. 06-30-2022

REVISED:	
DRAWN:	JEM 10/29/2020
APPROVED:	BCB 10/29/2020