

GENERAL WARRANTY DEED

THIS INDENTURE is made this 25th day of July, 2025, between ARMORY, LLC, an Oklahoma limited liability company, 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 Tulsa, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

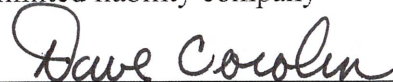
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

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.

ARMORY, LLC, an Oklahoma
limited liability company



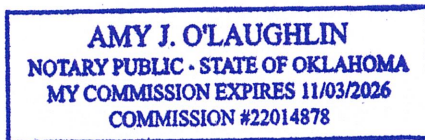
By: Dave Cocolin, Manager

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

STATE OF OKLAHOMA)
) §
COUNTY OF Tulsa)

28th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of July, 2025, personally appeared DAVE COCOLIN, as Manager of Armory, LLC, an Oklahoma limited liability company, 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.



Amy J. O'Laughlin
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: EUR Date: 7/28/25
Project: ST23280 9th Street Roadway Improvements ~
New Orleans Street to Washington Street
Parcel 33.0

PARCEL 33.0
RIGHT-OF-WAY
EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Southwest Quarter of the Northwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows.

Commencing at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence a distance of 294.97 feet, on a bearing of S01°14'36"E, along the West line of said Southwest Quarter of the Northwest Quarter, said line being the basis of bearing; thence a distance of 24.75 feet, on a bearing of N88°45'24"E to a point on the Easterly Statutory Right-of-Way line for S 9th Street, same being a point on a line being 24.75 feet East of and parallel with the West line of said Southwest Quarter of the Northwest Quarter and a point on the North line of the parent tract, same point being the Point of Beginning; thence N88°45'24"E, along the North line of said parent tract, a distance of 25.25 feet to a point on a line being 50.00 feet East of and parallel with said West line; thence S01°14'36"E, along said parallel line, a distance of 134.15 feet to a point on the South line of said parent tract; thence S88°45'24"W, along said South line, a distance of 25.25 feet to a point on the Easterly Present Statutory Right-of-Way line for S 9th Street; thence N01°14'36"W, along said Statutory Right-of-Way line, a distance of 134.15 feet to the Point of Beginning.

Said parcel of land containing 3,387 square feet, or 0.08 acres more or less, and subject to all easements and Rights-of-Way of record.

The afore written description was prepared by Daniel A. McPeek, P.L.S. 2029, on March 5th, 2025.

SURVEYOR'S CERTIFICATE

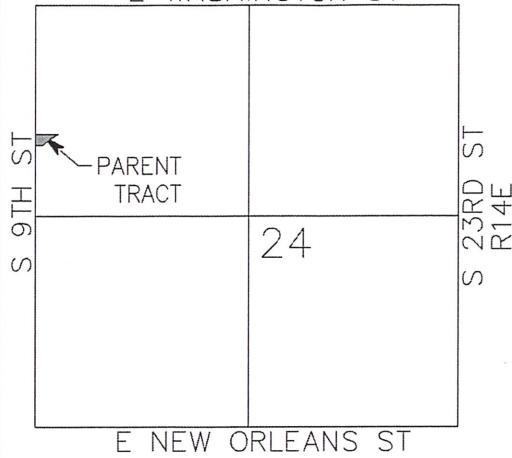
I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

Witness my hand and seal this 5th day of March 2025.

Daniel A. McPeek,
P.L.S. #2029
C.A. NO.: 9205 Expires: 6/30/2026.



T18N
E WASHINGTON ST

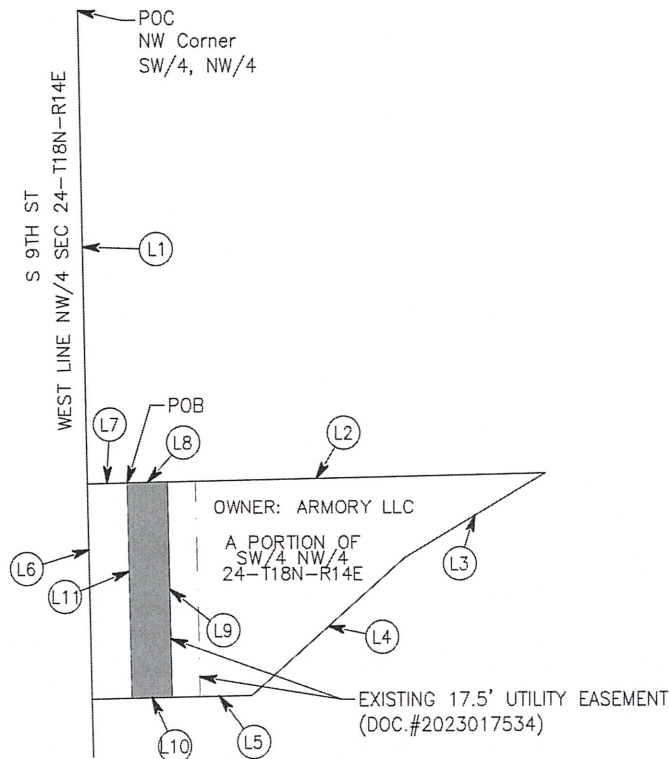


Parcel No.: 33.0 Right of Way
City Project No: ST23280

Tract Area	24.694	S.F.	0.57	Acres
Existing R/W	3.321	S.F.	0.08	Acres
Proposed R/W	3.387	S.F.	0.08	Acres
Rem in Tract	17.986	S.F.	0.41	Acres
Drainage Easement	0	S.F.	0.00	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	0	S.F.	0.00	Acres

LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S01°14'36"E	294.97'	L7	N88°45'24"E	24.75'
L2	N88°45'24"E	286.68'	L8	N88°45'24"E	25.25'
L3	S59°08'17"W	102.07'	L9	S01°14'36"E	134.15'
L4	S48°14'20"W	128.84'	L10	S88°45'24"W	25.25'
L5	S88°45'24"W	100.00'	L11	N01°14'36"W	134.15'
L6	N01°14'36"W	134.15'			

1"=120'



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE WEST LINE OF THE NW/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°14'36"E.
2. SEE PARCEL 33.0 EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF SIZE, SHAPE AND LOCATION OF THE PROPOSED RIGHT-OF-WAY EASEMENT AND DOES NOT CONSTITUTE A PLAT OF SURVEY OF THE GRANTOR'S PROPERTY.



Bancroft Design

923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OKLAHOMA 74076

PHONE: (405) 743-3355
CA #9205 EXP: 6/30/2026