

GENERAL WARRANTY DEED

THIS INDENTURE is made this 15th day of October, 2025, between **RYAN GAMBILL and BOPHA GAMBILL**, husband and wife, 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 **WAGONER**, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

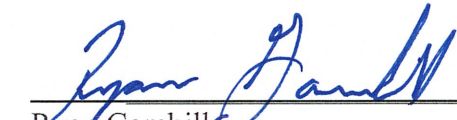
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

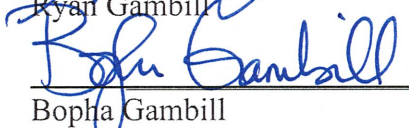
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

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



Ryan Gambill


Bopha Gambill

STATE OF OKLAHOMA)
COUNTY OF Wagoner) §

15th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of October 2025, personally appeared **Ryan Gambill and Bopha Gambill**, 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

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

Dr. M.

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: AS Date: 10/16/25
Project: ST21390 37th Street Roadway
Parcel 3.0

Project: ST21390 37th Street Roadway Widening~Omaha St to Dearborn St
Parcel 3.0

PERMANENT RIGHT OF WAY
PARCEL NO. 3.0

EXHIBIT A

LEGAL DESCRIPTION

A part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 19 North, Range 15 East of the Indian Meridian, Wagoner County, Oklahoma, and said part being more particularly described as follows:
Commencing at the Southeast corner of the SE 1/4 of said SE 1/4,
thence North 01 degrees 18 minutes 27 seconds West a distance of 365.89 feet;
thence South 88 degrees 49 minutes 20 seconds West a distance of 33.00 feet to a point on the grantor's south property line and to the POINT OF BEGINNING (P.O.B.);
thence along said south property line
South 88 degrees 49 minutes 20 seconds West a distance of 37.00 feet;
thence leaving said south property line
North 28 degrees 41 minutes 33 seconds East a distance of 40.00 feet;
thence North 01 degrees 18 minutes 27 seconds West a distance of 260.44 feet to the grantor's north property line;
thence along said north property line
North 88 degrees 49 minutes 20 seconds East a distance of 17.00 feet;
thence leaving said north property line
South 01 degrees 18 minutes 27 seconds East a distance of 295.13 feet to the POINT OF BEGINNING (P.O.B.), containing 5,364 square feet, or 0.12 acres.

Bearings based on the Oklahoma State Plane Grid North Zone

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma. Prepared by Paul Walla, Oklahoma PLS # 1903

Paul Walla,
Professional Land Surveyor
Oklahoma PLS # 1903
McClelland Consulting Engineers, Inc.



PROJ. MANAGER:	DRAWN BY:
PW	JJM
DATE:	REVISION:
03/29/2025	
SCALE:	PROJ. NUMBER:
AS NOTED	217104

1 OF 2

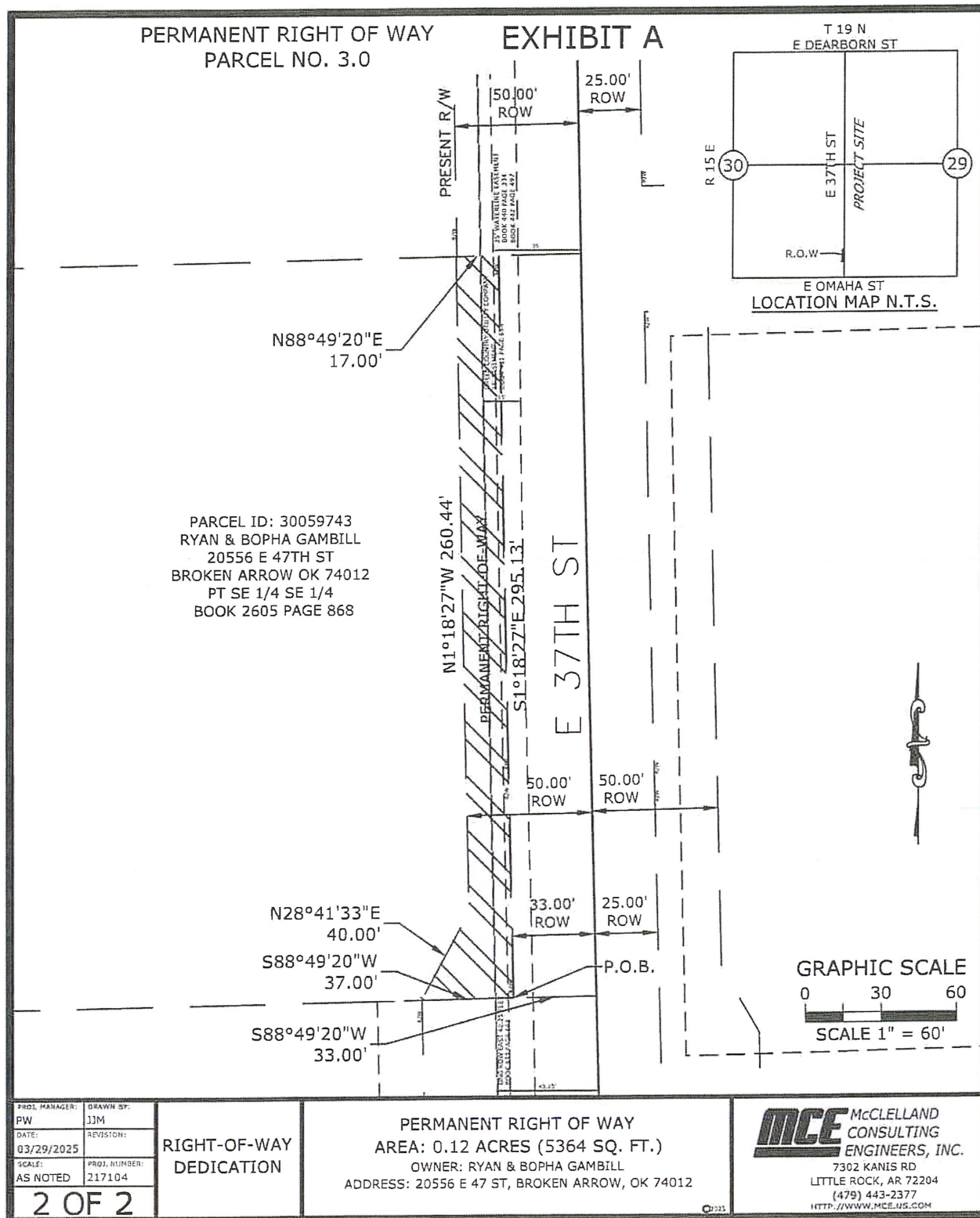
RIGHT-OF-WAY
DEDICATION

PERMANENT RIGHT OF WAY
AREA: 0.12 ACRES (5364 SQ. FT.)
OWNER: RYAN & BOPHA GAMBILL
ADDRESS: 20556 E 47 ST, BROKEN ARROW, OK 74012

MCE McCLELLAND
CONSULTING
ENGINEERS, INC.
7302 KANIS RD
LITTLE ROCK, AR 72204
(479) 443-2377
HTTP://WWW.MCE.US.COM

PERMANENT RIGHT OF WAY
PARCEL NO. 3.0

EXHIBIT A



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