

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 1st day of April, 2026, between **CONSTANCE SANFORD, KELLIE BLANTON and KAREN L. HOLMAN, CO-TRUSTEES OF THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012**, 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

THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012

By: Constance Sanford  
Constance Sanford, Co-Trustee

Katherine Kellie Blanton  
Kellie Blanton a.k.a. Katherine Kellie Blanton, Co-Trustee

Karen L. Holman  
Karen L. Holman, Co-Trustee

STATE OF OKLAHOMA )  
 ) §  
COUNTY OF Tulsa )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 6<sup>th</sup> day of April, 2026, personally appeared ~~CONSTANCE SANFORD, KELLIE BLANTON A.K.A. KATHERNE KELLIE BLANTON,~~ to and KAREN L. HOLMAN, CO-TRUSTEES OF THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012, 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 - STATE OF OKLAHOMA  
MY COMMISSION EXPIRES 11/03/2026  
COMMISSION #22014878

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

[Signature]  
Michael L. Spurgeon, City Manager

Attest:

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

Engineer: RTG Checked: 4/1/2026  
Project: ST23280 9th Street Roadway Improvements ~  
New Orleans Street to Washington Street  
Parcel 10.0

THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012

By: \_\_\_\_\_  
Constance Sanford, Co-Trustee

STATE OF OKLAHOMA    )  
                                  ) §  
COUNTY OF Tulsa    )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 1st day of April, 2026, personally appeared CONSTANCE SANFORD, CO-TRUSTEE OF THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012, 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 - STATE OF OKLAHOMA  
MY COMMISSION EXPIRES 11/03/2026  
COMMISSION #22014878

Amy J. O'Laughlin  
NOTARY PUBLIC

THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012

By: \_\_\_\_\_  
Kellie Blanton a.k.a. Katherine Kellie Blanton, Co-Trustee

STATE OF OKLAHOMA )  
 ) §  
COUNTY OF Tulsa )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 1st day of April, 2026, personally appeared KELLIE BLANTON a.k.a. KATHERINE KELLIE BLANTON, CO-TRUSTEE OF THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012, 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 - STATE OF OKLAHOMA  
MY COMMISSION EXPIRES 11/03/2026  
COMMISSION #22014878

Amy J. O'Laughlin  
NOTARY PUBLIC

**PARCEL 10.0**  
**RIGHT-OF-WAY**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Commencing at the Southwest corner of said Southwest Quarter; thence a distance of 945.09 feet, on a bearing of N01°14'37"W (being the basis of bearings for this description) along the West line of said Southwest Quarter; thence a distance of 24.75 feet, on a bearing of N88°45'23"E to a point on the Easterly Statutory Right-of-Way line for S 9<sup>th</sup> Street, same being a point on a line being 24.75 feet East of and parallel with the West line of said Southwest Quarter as well as the Point of Beginning; thence continuing N88°45'23"E, a distance of 25.25 feet to a point 50.00 feet East of and parallel with the West line of said Southwest Quarter; thence S01°14'37"E, along said parallel line, a distance of 280.66 feet; thence S31°14'37"E, a distance of 5.01 feet; thence S88°45'23"W, a distance of 27.76 feet to a point on the Easterly Statutory Right-of-Way line for S 9<sup>th</sup> Street, same being a point on a line being 24.75 feet East of and parallel to the West line of said Southwest Quarter; thence N01°14'37"W, along said Easterly Statutory Right-of-Way line and said parallel line, a distance of 285.00 feet to the Point of Beginning.

Said parcel of land containing 7,202 square feet, or 0.17 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 February 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 February 2025.

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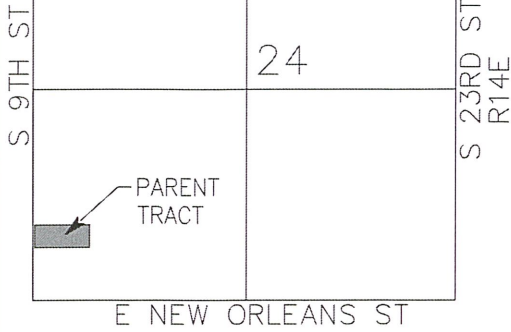
Daniel A. McPeek,  
P.L.S. #2029  
C.A. NO.: 9205 Expires: 6/30/2026.



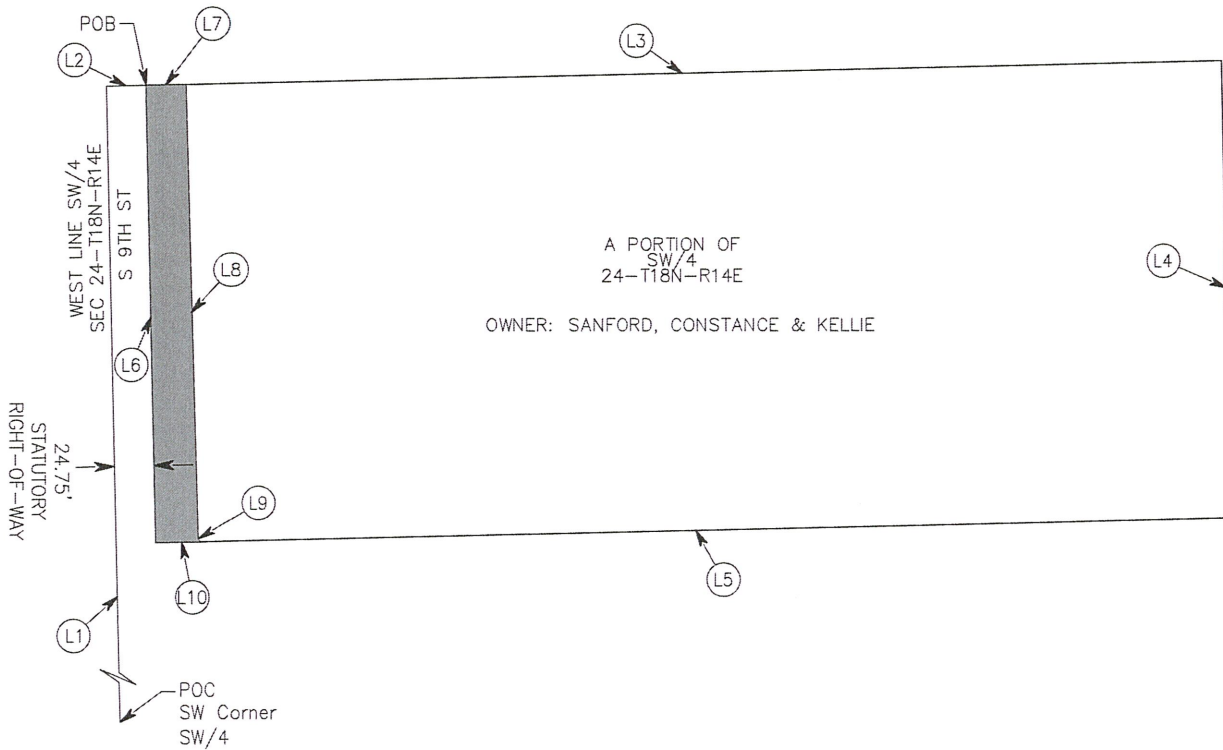
T18N  
E WASHINGTON ST

Parcel No.:10.0 Right of Way  
City Project No:ST23280

Tract Area	192,161	S.F.	4.41	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	7,202	S.F.	0.17	Acres
Rem in Tract	184,959	S.F.	4.24	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	N01°14'37"W	945.09'	L6	N01°14'37"W	285.00'
L2	N88°45'23"E	24.75'	L7	N88°45'23"E	25.25'
L3	N88°45'23"E	674.25'	L8	S01°14'37"E	280.66'
L4	S01°14'37"E	285.00'	L9	S31°14'37"E	5.01'
L5	S88°45'23"W	674.25'	L10	S88°45'23"W	27.76'



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE WEST LINE OF THE SW/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST AS N01°14'37"W.
2. SEE PARCEL 10.0 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