

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 2nd day of September, 2025, between **JOSE AVELAR LARA and FRANCISCA VELAZQUEZ**, 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

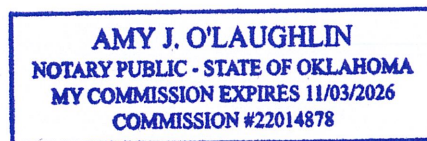
Jose Avelar Lara  
Jose Avelar Lara

Francisca Velazquez  
Francisca Velazquez

STATE OF OKLAHOMA )  
COUNTY OF Tulsa ) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 2nd day of September 2025, personally appeared **JOSE AVELAR LARA and FRANCISCA VELAZQUEZ,** 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

*Don 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: RTG Date: 9/2/2005  
Project: ST21390 37<sup>th</sup> Street Roadway Widening  
Parcel 5.0

PERMANENT RIGHT OF WAY  
PARCEL NO. 5.0

EXHIBIT A

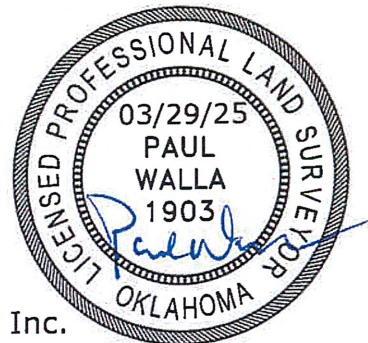
LEGAL DESCRIPTION

A part of the Lot 4, Block 3, Sun City III, a subdivision to Wagoner County, Oklahoma, and said part being more particularly described as follows;  
Beginning at the Southwest corner of the said Lot 4,  
thence North 01 degrees 18 minutes 27 seconds West a distance of 306.05 feet to the grantor's north property line ;  
thence along said north property line  
North 88 degrees 39 minutes 13 seconds East a distance of 25.00 feet;  
thence leaving said north property line  
South 01 degrees 18 minutes 27 seconds East a distance of 306.04 feet to the grantor's south property line;  
thence along said south property line  
South 88 degrees 38 minutes 06 seconds West a distance of 25.00 feet to the POINT OF BEGINNING (P.O.B.), containing 7,751 square feet, or 0.18 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

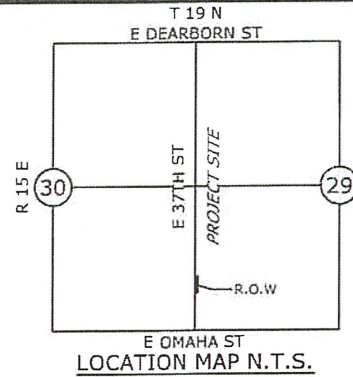
PERMANENT RIGHT OF WAY  
AREA: 0.18 ACRES (7751 SQ. FT.)  
OWNER: SALVADOR VELAZQUEZ ESPARAZA  
ADDRESS: 20951 S 49 ST, BROKEN ARROW, OK 74014

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

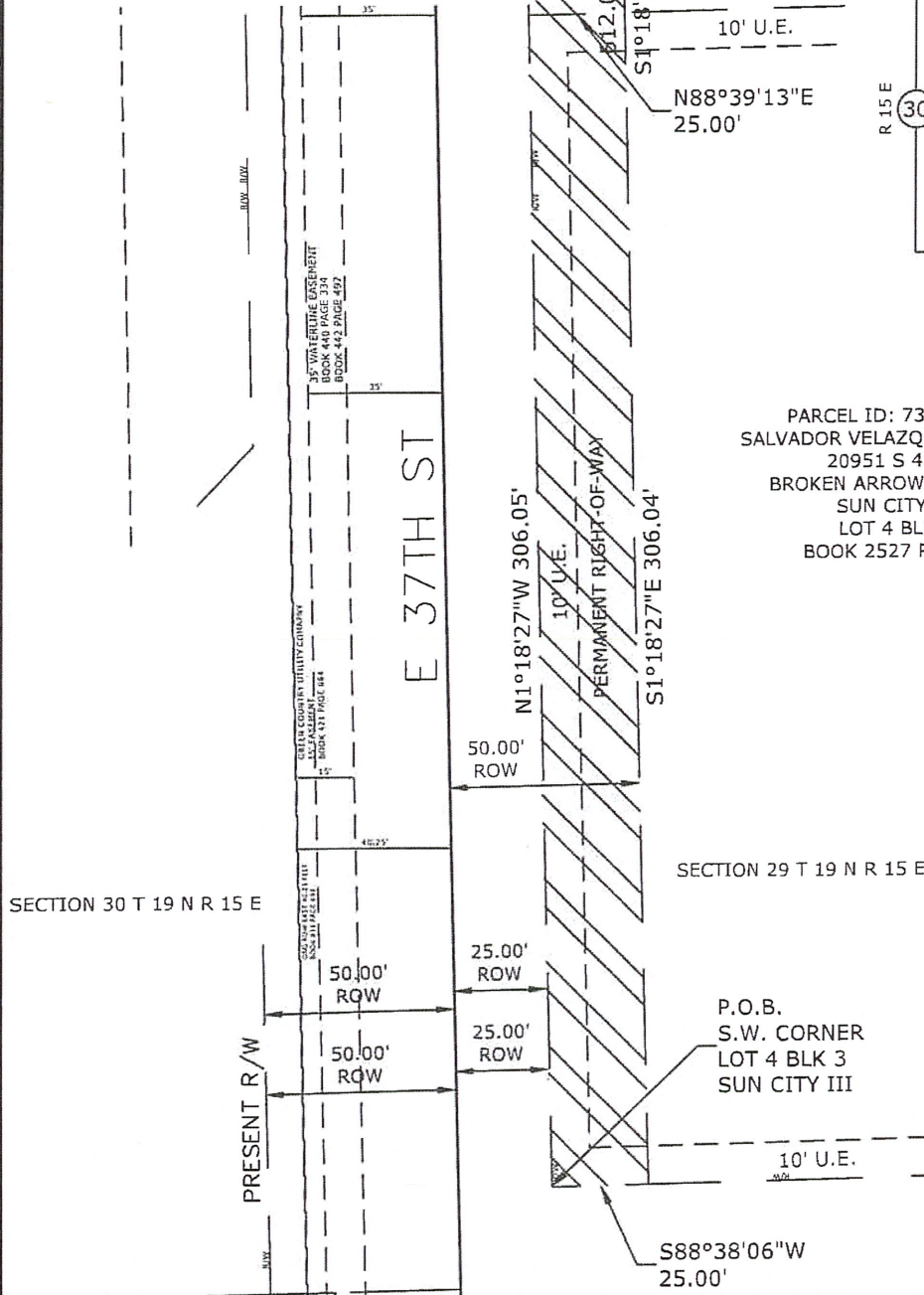


PERMANENT RIGHT OF WAY  
PARCEL NO. 5.0

EXHIBIT A

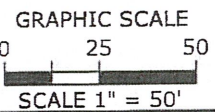


PARCEL ID: 730010901  
SALVADOR VELAZQUEZ ESPARZA  
20951 S 49 ST  
BROKEN ARROW OK 74014  
SUN CITY III  
LOT 4 BLK 3  
BOOK 2527 PAGE 94



SECTION 29 T 19 N R 15 E

P.O.B.  
S.W. CORNER  
LOT 4 BLK 3  
SUN CITY III



PROJ. MANAGER:	DRAWN BY:
PW	JJM
DATE:	REVISION:
03/29/2025	
SCALE:	PROJ. NUMBER:
AS NOTED	217104
2 OF 2	

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