

GENERAL WARRANTY DEED

THIS INDENTURE is made this 14th day of November, 2025, between **JOSE ANTONIO MUNGUIA ROSAS and ALEJANDRA ALICIA PENA QUEZADA**, 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).

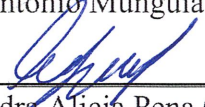
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

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



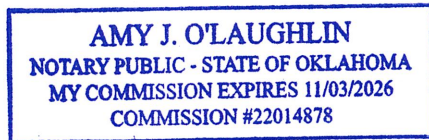
Jose Antonio Munguia Rosas


Alejandra Alicia Pena Quezada

STATE OF OKLAHOMA)
COUNTY OF Tulsa) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 14th day of November 2025, personally appeared **Jose Antonio Munguia Rosas and Alejandra Alicia Pena Quezada**, 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.



Angela 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: ELR Date: 11/14/25
Project: ST21390 37th Street Roadway Widening from Omaha St to Dearborn St
Parcel 17.0

PERMANENT RIGHT OF WAY
PARCEL NO. 17.0

EXHIBIT A

LEGAL DESCRIPTION

A part of Lot 3, Block 4, Sun City IV, a subdivision to Wagoner County, Oklahoma,
and said part being more particularly described as follows;

Beginning at the northwest corner of said Lot 3;
thence along the grantor's north property line
North 88 degrees 50 minutes 59 seconds East a distance of 25.00 feet;
thence leaving said north property line
South 01 degrees 23 minutes 09 seconds East a distance of 305.96 feet
to the grantor's south property line;
thence along said south property line
South 88 degrees 40 minutes 01 seconds West a distance of 25.00 feet;
thence leaving said south property line
North 01 degrees 23 minutes 09 seconds West a distance of 306.04 feet
to the POINT OF BEGINNING (P.O.B.), containing 7,650 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	

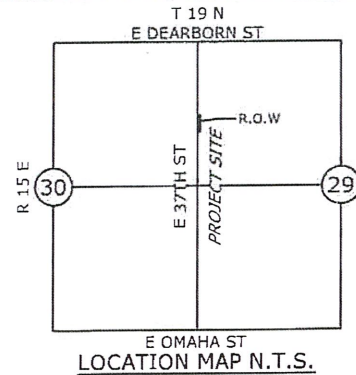
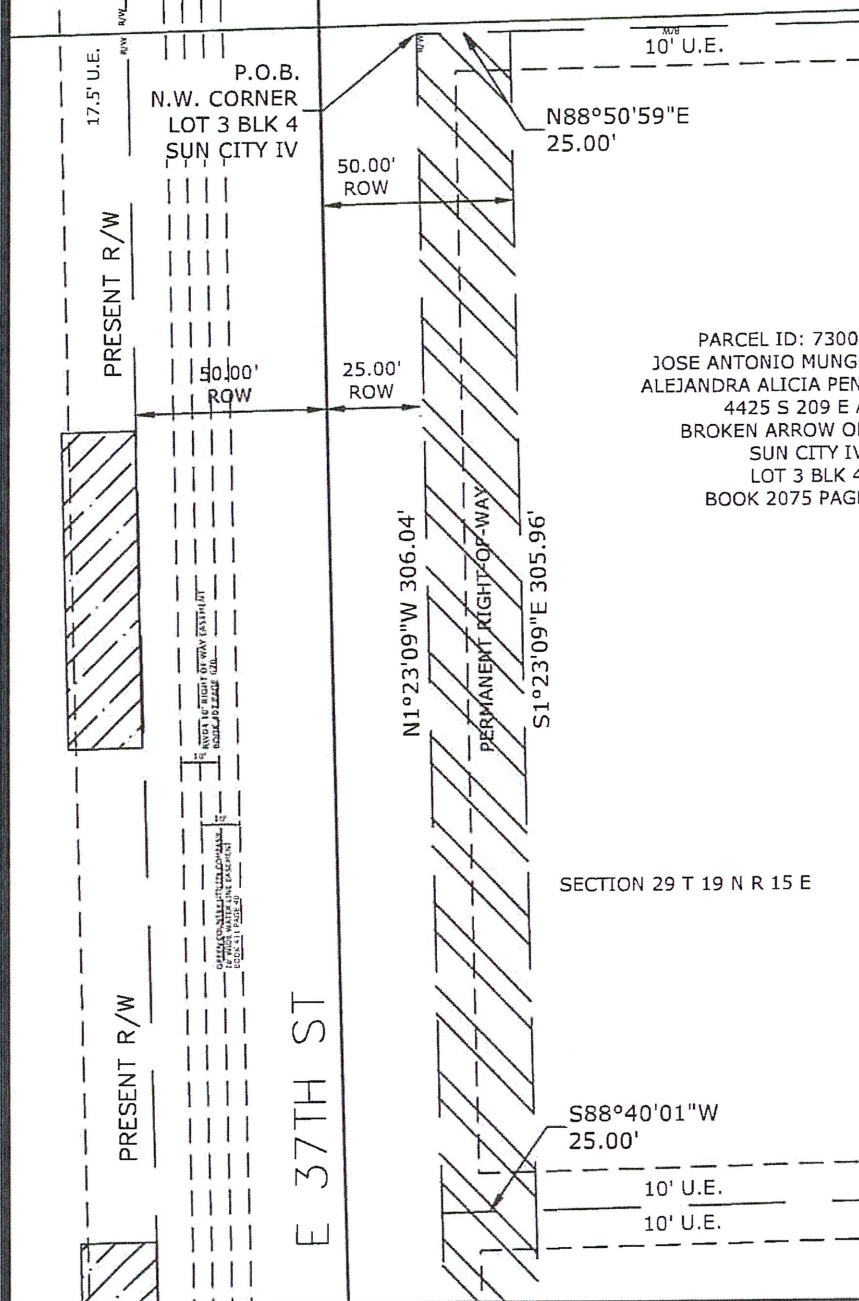
RIGHT-OF-WAY
DEDICATION

PERMANENT RIGHT OF WAY
AREA: 0.18 ACRES (7650 SQ. FT.)
OWNER: JOSE ANTONIO MUNGUIA ROSAS, ALEJANDRA ALICIA
PENA QUEZADA
ADDRESS: 4425 S 209 E AVE, BROKEN ARROW, OK 74014

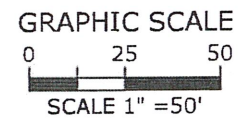
MCE McCLELLAND
CONSULTING
ENGINEERS, INC.
7302 KANIS RD
LITTLE ROCK, AR 72204
(479) 443-2377
HTTP://WWW.MCE.US.COM

PERMANENT RIGHT OF WAY
PARCEL NO. 17.0

EXHIBIT A



PARCEL ID: 730011034
JOSE ANTONIO MUNGUÍA ROSAS
ALEJANDRA ALICIA PENA QUEZADA
4425 S 209 E AVE
BROKEN ARROW OK 74014
SUN CITY IV
LOT 3 BLK 4
BOOK 2075 PAGE 843



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