

DEED OF DISTRIBUTION

THIS DEED, made this 15th day of August 2025, by and between **James Steven Fulps, Personal Representative of the Estates of J. W. Fulps and L.A. Fulps a.k.a. Wanda Lea Fulps, both deceased**, hereinafter referred to as Grantor, and **City of Broken Arrow**, Oklahoma, a municipal corporation, hereinafter referred to as Grantee.

NOW, THEREFORE, Grantor does grant, convey, transfer, and distribute all of the right, title and interest of the decedent and the estate to Grantee in the following described real property situated in the County of **TULSA**, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

together with all the improvements thereon and the appurtenances thereunto belonging.

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

Grantor does covenant with said Grantee that Grantor is the duly qualified and acting Personal Representative of the estate of J.W. Fulps and L.A. Fulps a.k.a. Wanda Lea Fulps, deceased, and has the power to convey the above property and that Grantor has not made, done or suffered and act, matter or thing whatsoever since being appointed Personal Representative, whereby the above granted premises, or any part thereof, now or at any time hereafter, shall or may be impaired, charged or encumbered in any manner whatsoever.

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.

IN WITNESS WHEREOF, the Grantor, acting in his capacity as Personal Representative of the estate of J.W. Fulps and L.A. Fulps a.k.a. Wanda Lea Fulps, deceased, has executed this Deed on the day and year set forth below.

Date: 8/15/25

The Estates of J.W. Fulps and L.A. Fulps a.k.a. Wanda Lea Fulps

By: 

James Steven Fulps, Personal Representative

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

COUNTY OF Wagoner)

15th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of August, 2025, personally appeared James Steven Fulps as Personal Representative of the estates of J. W. Fulps and L.A. Fulps a.k.a. Wanda Lea Fulps, 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


Assistant City Attorney

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

Michael L. Spurgeon, City Manager

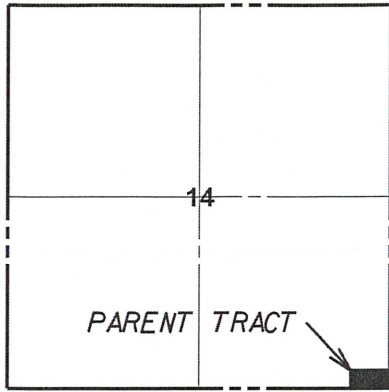
Attest:

City Clerk

Engineer: BSS Date: 8/15/25
Project: ST2027 9th Street Widening: Houston to Washington
Parcel 4.0

T-18-N
E HOUSTON ST

S 161st E AVE



E WASHINGTON ST

Parcel No.: 4.0
County: Tulsa
Legal Description: See Exhibit "A"
Project Number: ST2027

LEGEND

POB - Point of Beginning
POC - Point of Commencement
SPC - State Plane Coordinates
R/W - Right- of- Way

Tract Area	130.972	S.F.	3.01 Acres
Existing R/W	18,745	S.F.	0.43 Acres
Proposed R/W	25,529	S.F.	0.59 Acres
Rem in Tract	86,698	S.F.	1.99 Acres
Perpetual Easement	-	S.F.	- Acres
Temp Construction Easement	-	S.F.	- Acres
Drainage Easement	-	S.F.	- Acres

EXHIBIT NOTES

1. 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.

Scale: 1"=80'

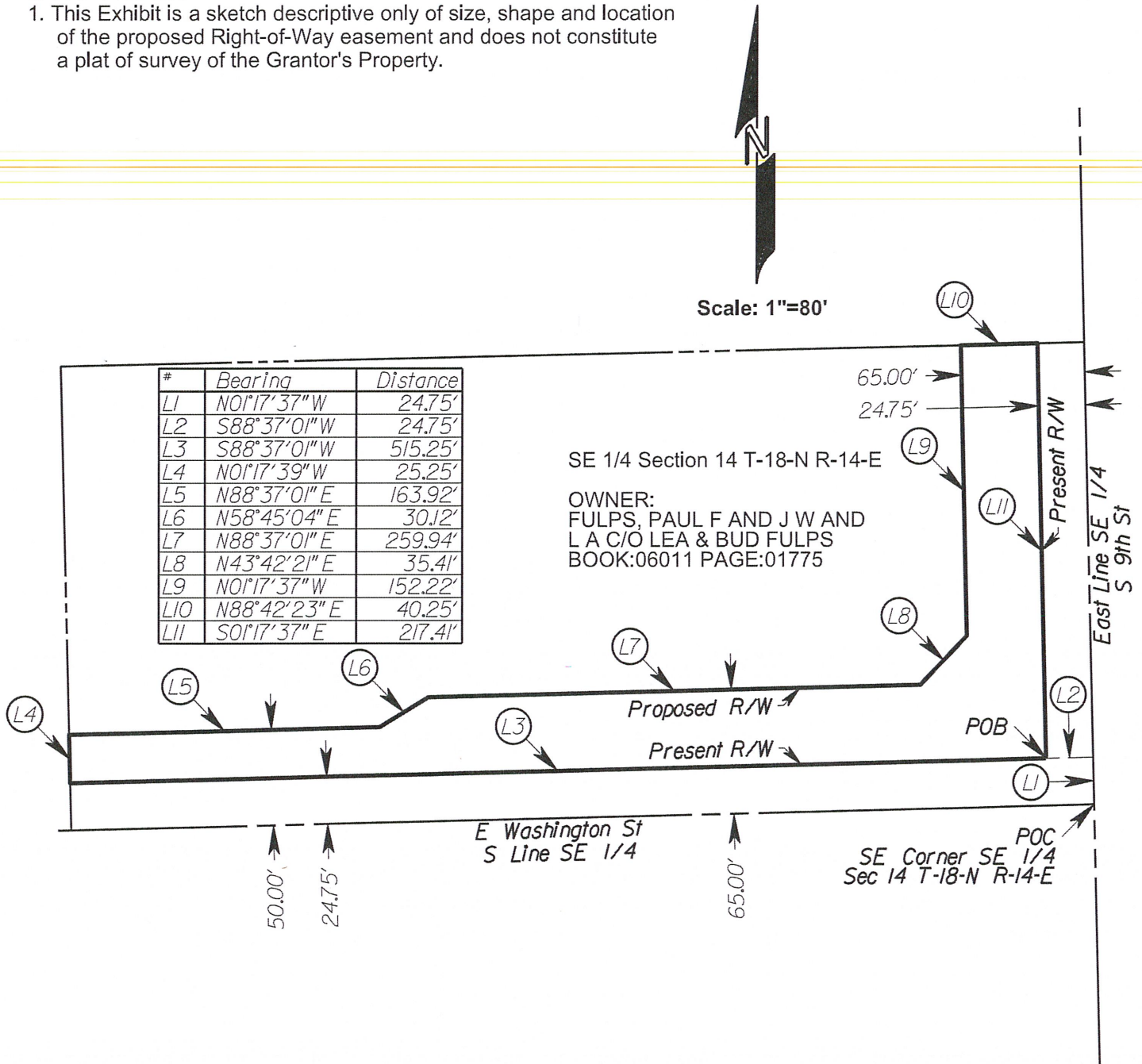


EXHIBIT "A"

PROPOSED PERMANENT RIGHT-OF-WAY

PARCEL 4.0

CITY PROJECT NO. ST2027

PROPOSED RIGHT-OF-WAY LEGAL

A parcel of land lying in the SE 1/4 of Section 14, Township 18 North, Range 14 East, City of Broken Arrow, Tulsa County, State of Oklahoma, said parcel being more particularly described as follows:

Commencing at the SE Corner of said Section 14; thence a distance of 24.75 feet, on a bearing of N01°17'37"W (being the basis of bearings for this description) along the East line of said SE 1/4; thence a distance of 24.75 feet, on a bearing of S88°37'01"W to a point on the present Northerly Right-of-Way line for East Washington Street same being a line 24.75 feet North of and parallel with the South line of said SE 1/4 as well as the Point of Beginning; thence S88°37'01"W along said present Northerly Right-of-Way line and parallel line, a distance of 515.25 feet; thence N01°17'39"W, a distance of 25.25 feet to a point on a line being 50.00 feet North of and parallel with the South line of said SE 1/4; thence N88°37'01"E along said parallel line, a distance of 163.92 feet; thence N58°45'04"E, a distance of 30.12 feet to a point on a line being 65.00 feet North of and parallel with the South line of said SE 1/4; thence N88°37'01"E along said parallel line, a distance of 259.94 feet, thence N43°42'21"E, a distance of 35.41 feet to a point on a line being 65.00 feet West of and parallel with the East line of said SE 1/4; thence N01°17'37"W along said parallel line, a distance of 152.22 feet; thence N88°42'23"E, a distance of 40.25 feet to a point on the present Westerly Right-of-Way line for South 9th Street same being a line 24.75 feet West of and parallel with the East line of said SE 1/4; thence S01°17'37"E along said Westerly Right-of-Way and parallel line, a distance of 217.41 feet to the Point of Beginning.


Said parcel containing 25,529 square feet, or 0.59 acre more or less and being subject to all easements and Rights-of-Way of record.

SURVEYOR'S CERTIFICATE

I, Carey E. Harris, PLS, Keystone Engineering and Land Surveying, Inc., certify that the attached legal description closes in accord with existing records, is a true 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 2nd day of February 2021.





Carey E. Harris, P.L.S. #1719
C.A. No.: 5877
Expires: 6/30/21