

GENERAL WARRANTY DEED

THIS INDENTURE is made this 22nd day of July, 2025, between MARY H. COUCH, Sole Trustee of the DON C. AND MARY H. COUCH REVOCABLE TRUST, dated the 28th day of January, 2019, 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).

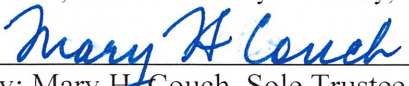
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

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

DON C. AND MARY H. COUCH REVOCABLE
TRUST, dated the 28th day of January, 2019

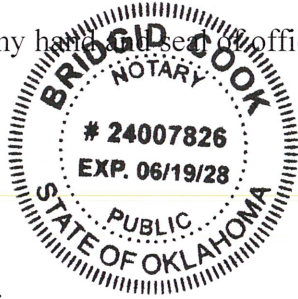

By: Mary H. Couch, Sole Trustee

STATE OF OKLAHOMA)

COUNTY OF Oklahoma)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 2 day of August, 2025, personally appeared Mary H. Couch, Sole Trustee of the DON C. AND MARY H. COUCH REVOCABLE TRUST, dated the 28th day of January, 2019, 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.



Budgellook
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:

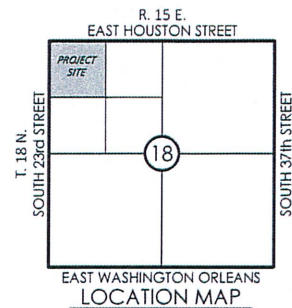
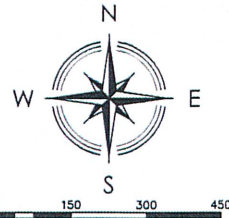
Engineer: ELR Checked: 8/11/25
Project: ST1926 Houston Street Improvements-
9th Street to Old Hwy 51
Parcel 1.0

City Clerk

EXHIBIT "A"
PERMANENT RIGHT OF WAY

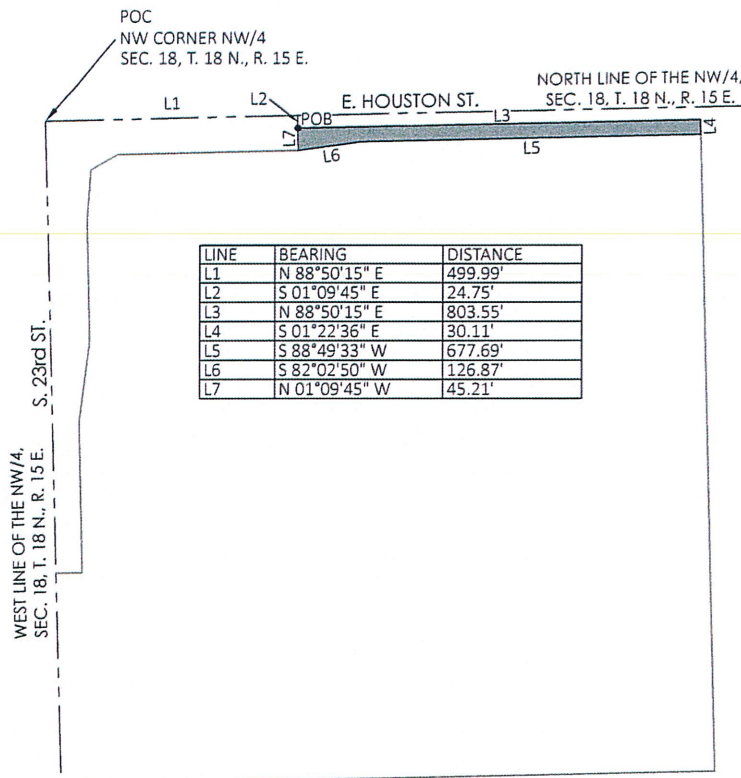
OWNER:
COUCH, DON C: MARY H. REVOCABLE TRUST
PROPERTY ID:
730007032

STATEMENT OF BEARINGS:
BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, 3501, NAD 83 (1993)



LEGEND

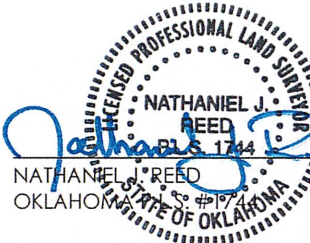
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PERMANENT RIGHT OF WAY
25,207.38 s.f. or 0.38 acres, more or less



LINE	BEARING	DISTANCE
L1	N 88°50'15" E	499.99'
L2	S 01°09'45" E	24.75'
L3	N 88°50'15" E	803.55'
L4	S 01°22'36" E	30.11'
L5	S 88°49'33" W	677.69'
L6	S 82°02'50" W	126.87'
L7	N 01°09'45" W	45.21'

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4; THENCE NORTH 88°50'15" EAST AND ALONG THE NORTH LINE OF SAID NW/4, FOR A DISTANCE OF 499.99 FEET; THENCE SOUTH 01°09'45" EAST AND PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°50'15" EAST AND PARALLEL WITH SAID NORTH LINE, FOR A DISTANCE OF 803.55 FEET; THENCE SOUTH 01°22'36" EAST AND PARALLEL WITH THE WEST LINE OF SAID NW/4, FOR A DISTANCE OF 30.11 FEET; THENCE SOUTH 88°49'33" WEST, FOR A DISTANCE OF 677.69 FEET; THENCE SOUTH 82°02'50" WEST, FOR A DISTANCE OF 126.87 FEET; THENCE NORTH 01°09'45" WEST AND PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE OF 45.21 FEET TO THE POINT OF BEGINNING.



DATE



PARCEL: PERMANENT R/W

PROJECT No.: 206042

DRAWING: PARCEL 1.0

DATE: MARCH 2025

DRAWN: JLN

SCALE: 1:300'

CHECKED: NJR

REVISION:

SHEET NO.: 1 OF 1