

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 15th day of July 2025, between MARY ELAINE AKINS, 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.

  
\_\_\_\_\_  
Mary Elaine Akins

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

STATE OF New York )  
COUNTY OF Queens ) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 15 day of July 2025, personally appeared Mary Elaine Akins, 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.

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

Don m

Assistant City Attorney

*Nelson Reyes Heredia*  
NOTARY PUBLIC

NELSON A REYES LITARDO  
Notary Public - State of New York  
NO. 01RE6437632  
Qualified in Queens County  
My Commission Expires Aug 1, 2026

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

**Michael L. Spurgeon, City Manager**

**Attest:**

City Clerk

Engineer: ELR Date: 7/25/25

Project: ST21390 37th Street Roadway Widening from Omaha St to Dearborn St  
Parcel 14.0



PERMANENT RIGHT OF WAY  
PARCEL NO. 14.0

EXHIBIT A

LEGAL DESCRIPTION

A part of Lot 1, Block 5, Sun City IV, a subdivision to Wagoner County, Oklahoma,  
and said part being more particularly described as follows;

Beginning at the southwest corner of said Lot 1,  
thence North 01 degrees 23 minutes 09 seconds West a distance of 305.94 feet to  
the grantor's north property line;

thence along said north line

North 88 degrees 26 minutes 15 seconds East a distance of 25.00 feet;

thence leaving said north line

South 01 degrees 23 minutes 09 seconds East a distance of 306.04 feet to the  
grantor's south property line;

thence along said south property line

South 88 degrees 39 minutes 53 seconds West a distance of 25.00 feet  
to the POINT OF BEGINNING (P.O.B.), containing 7,651 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:	PROD. NUMBER:
AS NOTED	217104

1 OF 2

RIGHT-OF-WAY  
DEDICATION

PERMANENT RIGHT OF WAY  
AREA: 0.18 ACRES (7651 SQ. FT.)  
OWNER: MARY ELAINE AKINS  
ADDRESS: 20940 E 45 ST S, BROKEN ARROW, OK 74014

**MCE** McCLELLAND  
CONSULTING  
ENGINEERS, INC.  
7302 KANIS RD  
LITTLE ROCK, AR 72204  
(479) 443-2377  
[HTTP://WWW.MCE.US.COM](http://www.mce.us.com)

CD225

## EXHIBIT A

