

AFTER RECORDING PLEASE RETURN TO:
Rick Eckhard, Esq.
Holland & Knight LLP
100 North Tampa Street, Suite 4100
Tampa, FL 33602

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

SPECIAL WARRANTY DEED

The Grantor, Verizon Business Network Services LLC, a Delaware limited liability company, as successor in interest to MCI Telecommunications Corporation, whose mailing address is c/o Verizon Global Real Estate, 7701 E. Telecom Parkway, Temple Terrace, Florida 33637, in consideration of ten dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, the City of Broken Arrow, whose mailing address is 220 South 1st Street, Broken Arrow, Oklahoma 74102, the real property in Wagoner County, Oklahoma described on attached Exhibit A.

As against all persons claiming by, through, or under the Grantor, the Grantor hereby covenants that the property is free of all encumbrances, subject to lien for real estate taxes not yet due and payable, and easements and restrictions of record, that lawful seisin of and good right to convey the property are vested in the Grantor, and that the Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

Dated this 26 day of March, 2025.

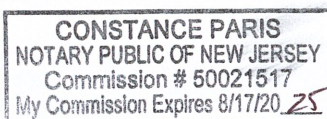
Verizon Business Network Services LLC, a
Delaware limited liability company

By: [Signature]
Print Name: Noah Julius
As its: Senior Director – Transactions

STATE OF New Jersey
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me this 26 day of March, 2025, by Noah Julius, as Senior Director of Verizon Business Network Services LLC, a Delaware limited liability company. He or she is personally known to me or has produced NJ license as identification.

(SEAL)



[Signature]
Printed/Typed Name: Constance Paris
Notary Public-State of New Jersey
Commission Number: 50021517
My Commission Expires: 8-17-25

Exhibit A

Parcel No. 10:

A tract of land that is part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Fifteen (15) East in the City of Broken Arrow, Wagoner County, State of Oklahoma, said tract of land being described as follows:

Commencing at the northwest corner of the Southwest Quarter (SW/4) of Section Thirty-one (31); thence S $1^{\circ}22'05.95''$ E a distance of 39.70 feet along the westerly section line of Section Thirty-one (31); thence N $88^{\circ}50'55.34''$ E a distance of 24.75 feet

to the Point of Beginning; thence N $88^{\circ}50'55.34''$ E a distance of 35.25 feet; thence S $1^{\circ}22'05.95''$ E a distance of 20.00 feet; thence S $88^{\circ}50'55.34''$ W a distance of 35.25 feet; thence N $1^{\circ}22'05.95''$ W a distance of 20.00 feet to the Point of Beginning;

said tract containing 704.89 square feet (0.02 acres), more or less.

Parcel No. 11:

A tract of land that is part of the Northwest Quarter (NW/4) of the southwest Quarter (SW/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Fifteen (15) East In the City of Broken Arrow, Wagoner County, State of Oklahoma, said tract of land being described as follows:

Commencing at the northwest corner of the Southwest Quarter (SW/4) of Section Thirty-one (31); thence N $88^{\circ}50'55.34''$ E a distance of 24.75 feet along the 1/4 section line of Section Thirty-one (31) to the Point of Beginning; thence N $88^{\circ}50'55.34''$ E a distance of 35.25 feet; thence S $1^{\circ}22'05.95''$ E a distance of 40.00 feet; thence S $88^{\circ}50'55.34''$ W a distance of 35.25 feet; thence N $1^{\circ}22'05.95''$ W a distance of 40.00 feet to the Point of Beginning.

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:

Engineer ELR Checked: 5/28/25
Project: ST1931 23rd Street Improvements Albany to Omaha
Parcel No. 11

City Clerk