

GENERAL WARRANTY DEED

THIS INDENTURE is made this 26th day of June, 2025, between VIRGIL RAYMOND VAN DUSEN and SUSAN DENISE VAN DUSEN, Trustees of the VAN DUSEN FAMILY TRUST, dated January 31, 2022, 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).

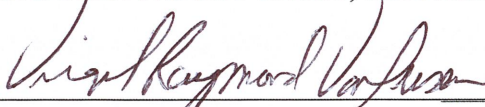
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

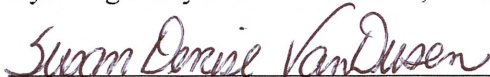
And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all 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

VAN DUSEN FAMILY TRUST, dated January 31, 2022

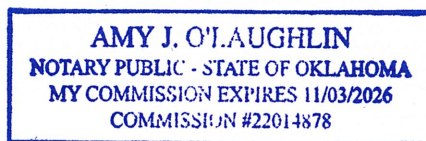

By: Virgil Raymond Van Dusen, Trustee


By: Susan Denise Van Dusen, Trustee

STATE OF Oklahoma)
) §
COUNTY OF Tulsa)

8th day of July, 2025, personally appeared VIRGIL RAYMOND VAN DUSEN and SUSAN DENISE VAN DUSEN, TRUSTEES OF THE VAN DUSEN FAMILY TRUST, dated January 31, 2022, 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.



Amy J. 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

[Signature]
Michael L. Spurgeon, City Manager

Attest:

Engineer: BSS Date: 7/16/25
Project: ST2031 9th Aspen Widening-Shreveport to Tucson
Parcel 5.0

[Signature]
City Clerk

EXHIBIT A

Page 1 of 2

LEGAL DESCRIPTION

Part of the Southeast Quarter (SE/4) Section 4, T17N-R14E
Tulsa County, Oklahoma

SUSAN VANDUSEN & BOBBY G. COOK

Roadway Right of Way Easement

A tract of land lying in the Southeast Quarter (SE/4) Section 4, Township 17 North Range 14 East, Tulsa County, State of Oklahoma, said tract being more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of said Southeast Quarter (SE/4);

Thence N 01°36'51" W on the East line of said Southeast Quarter (SE/4) a distance of 859.99 feet;

Thence S 88°23'09" W a distance of 24.75 feet to a point on the West Statutory Right of Way line of South Aspen Avenue said point also being on the South line of a property described in Document #2018098575 filed for record at the Tulsa County Clerk's Office and said point being the Point of Beginning;

Thence S 88°44'38" W on the South line of said property a distance of 25.25 feet;

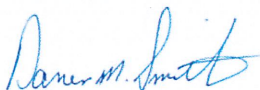
Thence N 01°36'51" W on a line being parallel with and 50.00 feet West of the East line of said Southeast Quarter (SE/4) a distance of 463.81 feet to a point on the North line of said property;

Thence N 88°43'19" E on the North line of said property a distance of 25.25 feet to a point on the West Statutory Right of Way line of South Aspen Avenue;

Thence S 01°36'51" E on said statutory Right of Way line a distance of 463.82 feet to the Point of Beginning.

Said tract contains 0.27 acres (11,711.41 sq. ft.) of land as described.

I, Darren M. Smith of CEC Corporation, certify that the legal description closes in accordance with existing records, is a true representation of the easement as described, meets the minimum technical standards for land surveying of the State of Oklahoma, and is not a land or boundary survey.



Darren M. Smith, P.L.S #1552
CEC Corporation
CA No. 32, Expiration Date: 06-30-2026



Roadway Right of Way Easement

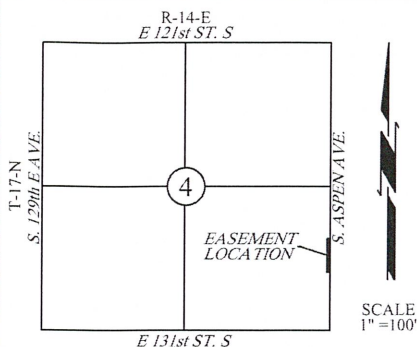
PARCEL 5.0

EXHIBIT "A"

PAGE 2 OF 2

PART OF THE SE/4
SECTION 4, T17N-R14E
TULSA COUNTY, OK

SUSAN VANDUSEN & BOBBY G. COOK
0.27 ACRES (11,711.41 SQ. FT.)
OF ROADWAY RIGHT OF WAY EASEMENT



N 88°43'19" E
25.25'

PROPERTY LINE

SE/4
SEC. 4

SUSAN VANDUSEN & BOBBY G. COOK
DOC# 2018098575

N 01°36'51" W 463.81'

S 01°36'51" E 463.82'

STATUTORY
RIGHT OF WAY
SECTION LINE
S ASPEN AVE

SW/4
SEC. 3

POINT OF BEGINNING

S 88°23'09" W
24.75'

PROPERTY LINE

S 88°44'38" W
25.25'

POINT OF COMMENCEMENT
SOUTHEAST CORNER
SE/4 SEC. 4 T17N-R14E

N 01°36'51" W
859.99'

BASIS OF BEARING FOR THIS SURVEY IS
THE EAST LINE OF THE SE/4 SECTION 4
T17N-R14E BEARING N 01°36'51" W

ROADWAY RIGHT OF WAY EASEMENT

CEC Corporation
Surveying & Mapping Division
4555 W. MEMORIAL RD.
OKLAHOMA CITY, OK 73142
405.753.4200

CA #32 EXP. 06-30-2026

DRAWN:	AM	08/15/2024
APPROVED:	DS	08/15/2024