

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 8th day of July, 2025, between GARDEN FARM LLC, an Oklahoma limited liability company, 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 and view above the surface 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.

GARDEN FARM LLC, an Oklahoma  
limited liability company

By: 

Gary Shotton, Sole Member/Manager

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

STATE OF OKLAHOMA )  
COUNTY OF Wagoner §

qmr BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this July day of 2025, personally appeared **Gary Shotton, Sole Member/Manager of GARDEN FARM LLC, an Oklahoma limited liability company**, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he (she) executed the same as his (her) 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.



Sandy Brannon  
NOTARY PUBLIC

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

A handwritten signature in blue ink, likely belonging to the Assistant City Attorney.

Assistant City Attorney

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

\_\_\_\_\_  
Michael L. Spurgeon, City Manager

Attest:

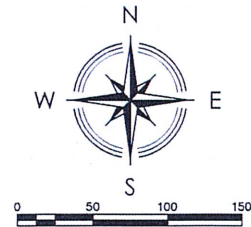
\_\_\_\_\_  
City Clerk

Engineer: ELR Date: 7-10-25  
Project: ST1926 Houston Street Improvements from 9th Street to Old Hwy 51  
Parcel 2.0

EXHIBIT "A"  
PERMANENT RIGHT OF WAY

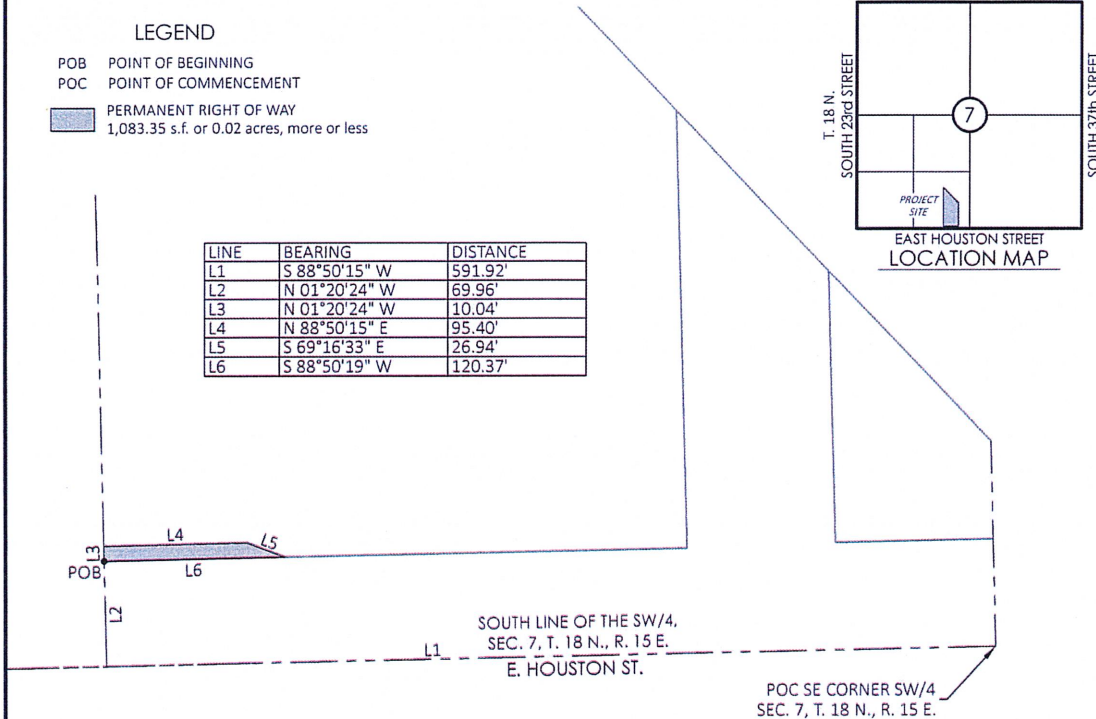
OWNER:  
GARDEN FARM, LLC  
PROPERTY ID:  
730007472

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  
1,083.35 s.f. or 0.02 acres, more or less

LINE	BEARING	DISTANCE
L1	S 88°50'15" W	591.92'
L2	N 01°20'24" W	69.96'
L3	N 01°20'24" W	10.04'
L4	N 88°50'15" E	95.40'
L5	S 69°16'33" E	26.94'
L6	S 88°50'19" W	120.37'



A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'15" WEST AND ALONG THE SOUTH LINE OF SAID SW/4, FOR A DISTANCE OF 591.92 FEET; THENCE NORTH 01°20'24" WEST, FOR A DISTANCE OF 69.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°20'24" WEST, FOR A DISTANCE OF 10.04 FEET; THENCE NORTH 88°50'15" EAST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 95.40 FEET; THENCE SOUTH 69°16'33" EAST, FOR A DISTANCE OF 26.94 FEET; THENCE SOUTH 88°50'19" WEST, FOR A DISTANCE OF 120.37 FEET TO THE POINT OF BEGINNING.

NATHANIEL J. REED  
P.L.S. 1744  
NATHANIEL J. REED  
OKLAHOMA STATE OF OKLAHOMA  
3-17-2025  
DATE



NATIVE PLAINS  
Surveying & Mapping, LLC  
A Native American Owned Business  
5807 South Garnett Road, Suite K, Tulsa, Oklahoma 74146  
Telephone: 918.234.7596, Fax: 918.893.5552  
Certificate of Authorization No. 4916 Expires June 30, 2025

PARCEL: PERMANENT R/W	PROJECT No.: 206042
DRAWING: PARCEL 2.0	DATE: MARCH 2025
REVISION:	DRAWN: JLN
	SCALE: 1"=100'
	CHECKED: NJR
	SHEET NO.: 1 OF 1