

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 25th day of July, 2025, between WH INVESTMENTS II, LLC who acquired title as WH INVESTMENTS, LLC, 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"**

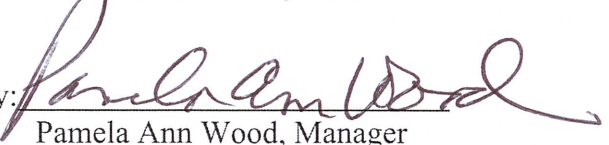
**EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).**

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.

WH INVESTMENTS II, LLC

By:   
Pamela Ann Wood, Manager

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

COUNTY OF Wagoner)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 25<sup>th</sup> day of July, 2025, personally appeared Pamela Ann Wood as Manager of WH Investments II, LLC to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that she executed the same as 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.



Angela J. Taylor  
NOTARY PUBLIC

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

*Ben R*

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: 7/25/25  
Project: ST21390 37th Street Roadway Widening from Omaha St to Dearborn St  
Parcel 2.0

PERMANENT RIGHT OF WAY  
PARCEL NO. 2.0

EXHIBIT A

LEGAL DESCRIPTION

A part of the South Half (S 1/2) of Lot 5, Block 5, Sun City III, a subdivision to Wagoner County, Oklahoma, and said part being more particularly described as follows; Beginning at the southwest corner of the said Lot 5  
thence North 01 degrees 18 minutes 27 seconds West a distance of 153.02 feet  
to the grantor's north property line;  
thence along said north property line  
North 88 degrees 39 minutes 03 seconds East a distance of 25.00 feet;  
thence leaving said north property line  
South 01 degrees 18 minutes 27 seconds East a distance of 107.84 feet;  
thence South 30 degrees 49 minutes 55 seconds East a distance of 30.44 feet;  
thence South 01 degrees 18 minutes 27 seconds East a distance of 18.68 feet  
to the grantor's south property line;  
thence along said south property line  
South 88 degrees 38 minutes 41 seconds West a distance of 40.00 feet  
to the POINT OF BEGINNING (P.O.B.), containing 4,303 square feet or 0.10 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:         | PROJ. NUMBER: |
| AS NOTED       | 217104        |
| 1 OF 2         |               |

RIGHT-OF-WAY  
DEDICATION

PERMANENT RIGHT OF WAY  
AREA: 0.10 ACRES (4303 SQ. FT.)  
OWNER: CAPITAL VENTURE INVESTMENTS, LLC  
ADDRESS: PO BOX 141023, BROKEN ARROW, OK 74014

**MCE** McCLELLAND  
CONSULTING  
ENGINEERS, INC.  
7302 KANIS RD  
LITTLE ROCK, AR 72204  
(479) 443-2377  
HTTP://WWW.MCE.US.COM

*Paul*



## EXHIBIT A

