

GENERAL WARRANTY DEED

THIS INDENTURE is made this 12th day of November, 2025, between **CHRISTIAN CUBERO**, 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.

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



Christian Cubero

11-12-25

STATE OF OKLAHOMA)
) §
COUNTY OF Tulsa)

12th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of November 2025, personally appeared **Christian Cubero** 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.



Angie O. Langley
NOTARY PUBLIC

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

Dr. M.

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer:

Date:

Project: ST21390 37th Street Roadway Widening from Omaha St to Dearborn St
Parcel 11.0

PERMANENT RIGHT OF WAY
PARCEL NO. 11.0

EXHIBIT A

LEGAL DESCRIPTION

A part of the North Half (N 1/2) of Lot 4, Block 1, Sun City III, a subdivision to Wagoner County, Oklahoma, and said part being more particularly described as follows;

Beginning at the northwest corner of said Lot 4,
thence along the grantor's north property line
North 88 degrees 39 minutes 40 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 153.02 feet
to the grantor's south property line;
thence along said south property line
South 88 degrees 39 minutes 36 seconds West a distance of 25.00 feet;
thence leaving said south property line
North 01 degrees 18 minutes 27 seconds West a distance of 153.00 feet
to the POINT OF BEGINNING (P.O.B.), containing 3,826 square feet, or 0.09 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

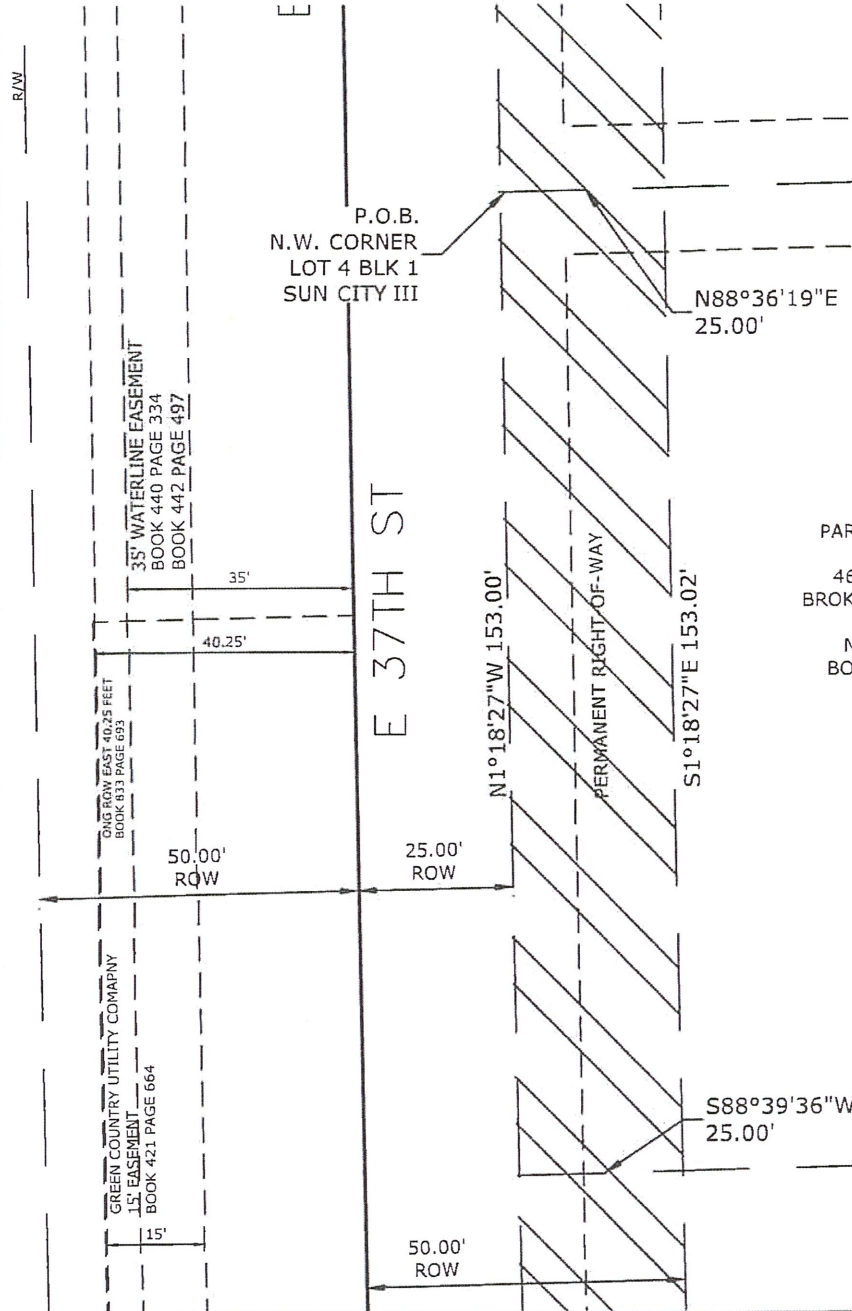
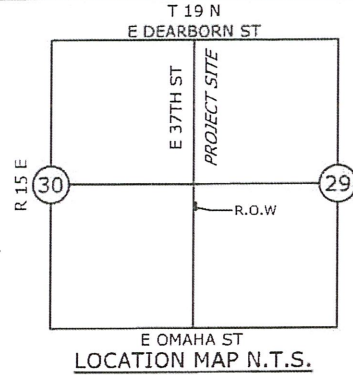
RIGHT-OF-WAY
DEDICATION

PERMANENT RIGHT OF WAY
AREA: 0.09 ACRES (3826 SQ. FT.)
OWNER: TRINH LAM
ADDRESS: 4677 S 209TH E AVE, BROKEN ARROW, OK 74014

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

PERMANENT RIGHT OF WAY
PARCEL NO. 11.0

EXHIBIT A



PARCEL ID: 730010882
TRINH LAM
4677 S 209TH E AVE
BROKEN ARROW OK 74014
SUN CITY III
N 1/2 LOT 4 BLK 1
BOOK 2258 PAGE 871

GRAPHIC SCALE
0 15 30
SCALE 1" = 30'

PROJ. MANAGER: PW
DATE: 03/29/2025
SCALE: AS NOTED
DRAWN BY: JJM
REVISION:
PROJ. NUMBER: 217104

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