
TULSA DEVELOPMENT AUTHORITY WORK STUDY

MEETING OF: September 6, 2018

TO: Chairman and Board of Commissioners

FROM: Office of the Tulsa Development Authority

SUBJECT: Transfer of property located at 414 South Owasso Avenue, Tulsa, Oklahoma

Background: **Redeveloper:** City of Tulsa
Owner: Tulsa Development Authority
Developer: N/A
Engineer: N/A
Location: 414 South Owasso Avenue
Size of Tract: 1.37 Acres
Number of Lots: Seven (7) Lots
Development Area: Elm Creek Master Plan
Comp Plan: Elm Creek Master Plan
Fair Market Value: \$850,000.00
Executive Director: O.C. Walker

Other Relevant Info: This is a request for the TDA Board to transfer property located at 414 South Owasso Avenue, formally Pacesetters Coach Line. This property was acquired by TDA on behalf of the City of Tulsa, in accordance with the Elm Creek Master Plan. The site will ultimately be used for a detention storage facility for stormwater run-off. By acquiring this property, it will facilitate detention on the northwest Detention Pond for the overall drainage in accordance with the Elm Creek Master Drainage Plan.

TDA closed on the land transaction with Pacesetter Coach Line (Wiltom Enterprises, L.C.) in the amount of \$850,000.00. The Deed was filed with the Tulsa County Clerk on July 26, 2018.

Attachments: Warranty Deed from Wiltom Enterprises, L.C. to TDA filed on July 26, 2018
Map

Recommendation: The staff recommends that this item be approved as presented.

Reviewed by: **O.C. Walker II**
Executive Director

ACTION: APPROVAL: X APPROVAL W/ CONDITION: DENIAL: TABLED: VOTE:



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WILTOM ENTERPRISES, L.C., an Oklahoma Limited Liability Company, party of the first part, in consideration of the sum of Ten Dollars and no/100 (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **TULSA DEVELOPMENT AUTHORITY,** party of the second part, the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Block Two (2), CENTRAL PARK PLACE ADDITION to the City of Tulsa, and Lots Four (4), Five (5), Six (6), and Seven (7), Block Twenty-One (21), BERRY ADDITION to the City of Tulsa; all in Tulsa County, State of Oklahoma, according to the Recorded Plats thereof;

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same except: easements and rights of way filed of record or in open and visible use and mineral reservations or conveyances filed of record, if any.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 24th day of July, 2018.

68053202 11

WILTOM ENTERPRISES, L.C.

By *William C. Rose, Jr.*
William C. Rose, Jr., Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF TULSA, ss:

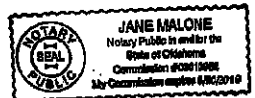
Before me, a Notary Public in and for said County and State, on this 24th day of July, 2018, personally appeared **WILLIAM C. ROSE, JR.,** to me known to be the identical person who executed the within and foregoing instrument as the Manager of Wiltom Enterprises, L.C., an Oklahoma Limited Liability Company, and acknowledged to me that he executed the same as his free and voluntary act and deed as the Manager of, and on behalf of, said party of the first part, Wiltom Enterprises, L.C., for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Jane Malone
Notary Public

My commission number:
03010982

My commission expires:
20 August 2019



Grantee's Address: 1216 N. Lansing Avenue, Suite D
Tulsa, Oklahoma, 74106



Michael Willis
Tulsa County Clerk
500 S. DENVER, ROOM 120 Tulsa, OK 74103 (918) 596-5801
Thank You for Your Business

Receipt: 18-41187

Product	Name	Extended
DEED	Deed	\$13.00
	Document #	2018067252
	Grantee:	TULSA DEVELOPMENT AUTHORITY
	Return To:	CAROL YOUNG
	# of Mailing Labels	0
	Pages	1
Recording Fee - \$8 1st page		\$8.00
Records Preservation		\$5.00
Total		\$13.00
Tender (Cash)		\$20.00
Paid By	CAROL YOUNG	
Change (Cash)		(\$7.00)