

## SPECIAL WARRANTY DEED

### **KNOW ALL MEN BY THESE PRESENTS:**

**THAT** the **TULSA DEVELOPMENT AUTHORITY**, a public body corporate, located in the City of Tulsa, Tulsa County, State of Oklahoma, hereinafter referred to as Grantor and/or TDA, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said Grantor does by these presents, grant, bargain, sell and convey unto **THE CITY OF TULSA, OKLAHOMA**, of 175 E. 2<sup>nd</sup> Street, Tulsa, Oklahoma 74103, hereinafter referred to as Grantee, its successors and assigns, all of the following lands described herein, situated in the County of Tulsa, State of Oklahoma, more particularly described as follows, 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.**

This conveyance is subject to all rights-of-way, easements, leases, deed and plat restrictions, partitions, severances, encumbrances, licenses, reservations and exceptions which are of record as of the date first above written, and to all rights of persons in possession, and to physical conditions, encroachments and possessory rights which would be evident from an inspection of the Property.

Together with all the hereditaments and appurtenances thereunto belonging, and with all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property.

"The property is sold **"AS IS"**, and Grantor makes no warranty that any of the property is safe or suitable for any purpose or use. The property may be unsuitable for any use for reasons, including, but not limited to, rough, unnatural and unstable surfaces, inadequate subjacent or lateral support, circumstances relating to the environmental quality of the property, or other conditions arising out of the prior use of the property. Grantee shall take title to the property subject to all rights-of-way, easements, mineral reservations, leases and exceptions which are of record vested in third persons as of the date of this Special Warranty Deed between Grantor and Grantee, and to physical conditions, encroachments and possessory rights which would be evident from an inspection of the property."

**TO HAVE AND TO HOLD** the Property unto the Grantee, its successors and assigns, forever, subject to the terms, conditions, reservations and exceptions set forth herein with special covenant of warranty as set forth herein. Grantor assigns to Grantee all warranties made by prior Grantors, if any.

The Grantor, for itself, and for its successors, does represent, warranty, promise and agree, to and with the Grantee, its successors and assigns, that Grantor has not done, or suffered to be done, anything whereby Grantor's title in said Property hereby granted is, or has been, in any manner encumbered, except as herein recited; and that Grantor will warrant and forever defend Grantor's title in the Property against all persons lawfully claiming or to claim the same, by, through or under Grantor and against none else. The Grantor does not warrant title generally.

**IN WITNESS WHEREOF**, the name of the Grantor is hereunto affixed by the Vice Chairman of the Board of Commissioners this \_\_\_\_\_ day of August, 2018.

**TULSA DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Steve Mitchell, Vice Chairman

NO DOCUMENTARY STAMPS REQUIRED: TAX EXEMPT - 68 O.S. 3202(11)

**ACKNOWLEDGEMENT**

**STATE OF OKLAHOMA )**  
**) SS**  
**COUNTY OF TULSA )**

Before me, the undersigned, a Notary Public, in and for said County and State on this \_\_\_\_ day of August, 2018, personally appeared Steve Mitchell, Vice Chairman of the Board of Commissioners of the Tulsa Development Authority, to me known to be the identical person who executed the within and foregoing instrument on behalf of the Tulsa Development Authority, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the Tulsa Development Authority for the uses and purposes therein set forth.

Given under my hand and seal of office the date and year above written.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_  
My commission number:

\_\_\_\_\_