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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** October 3, 2019  
**TO:** CHAIRMAN & BOARD MEMBERS  
**FROM:** O.C. Walker  
**SUBJECT:** Transfer of TDA-Owned Land to the City of  
Tulsa  
**LOCATION:** 1643 N. Greenwood Avenue, Tulsa, Oklahoma  
74106

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**Background:**

<b>Owner:</b>	Tulsa Development Authority
<b>Redeveloper:</b>	TDA (soon to be City of Tulsa)
<b>Location:</b>	1643 N. Greenwood Avenue
<b>Size of Tract:</b>	0.08 acres / 3,500 sq ft
<b>Development Area:</b>	N/A
<b>Fair Market Value</b>	N/A
<b>Executive Director:</b>	O.C. Walker

**Relevant Info:** Resolution 5373 allowed TDA to acquire title to property located at 1643 North Greenwood Avenue, Tulsa, Oklahoma. The Legal Description of the property is as follows:

- The North 25 feet, of the North 50 feet, of the South 90 feet, of Lot Ten (10), Block (2) DUNBAR ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 377, and
- The South 25 feet, of the North 50 feet, of the South 90 feet, of Lot Ten (10), Block Two (2) DUNBAR ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 377.

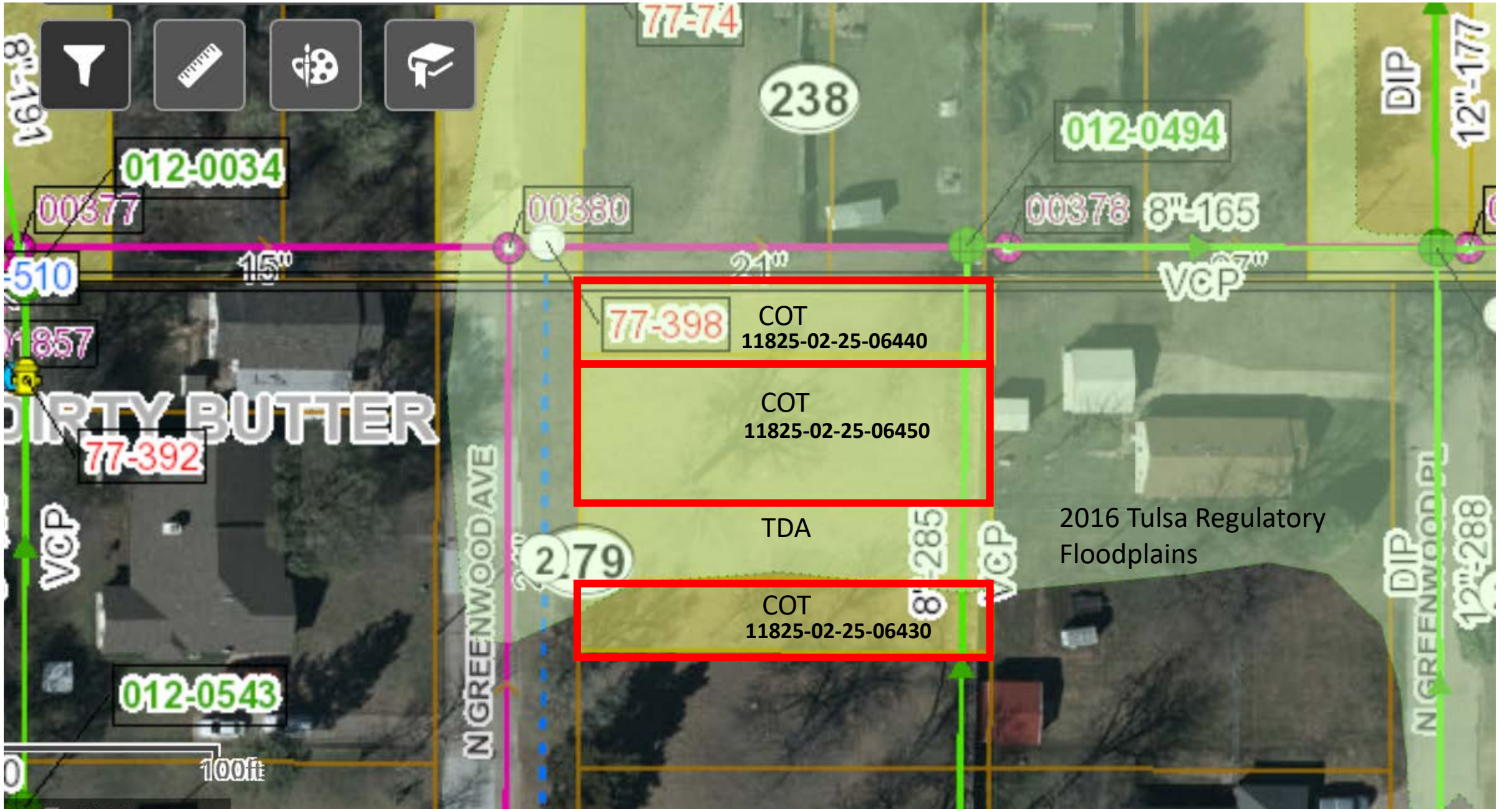
This is a request to transfer title to the City of Tulsa, Asset Management Department, as shown on the attached Map.

This transfer of property will allow the City of Tulsa to provide a lot combination, since it sits between lots currently owned by the City. This lot combination increases the sale value for redevelopment. The property will be marketed for Single-Family Residential.

**Attachment:** Map  
Email request dated September 12, 2019 from Roger Acebo, Real Estate Acquisition and Relocation Administrator

**Recommendation:** Staff recommends this item be approved as presented

**Reviewed By:** O.C. Walker



**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT** the **TULSA DEVELOPMENT AUTHORITY**, formerly known as the Tulsa Urban Renewal Authority, a public body corporate, located in the City of Tulsa, Tulsa County, State of Oklahoma, hereinafter referred to as Grantor and/or TDA, as a donation for City of Tulsa use only, and in consideration of the public improvements to be constructed upon the following described real estate and other good and valuable consideration, receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell by donation and convey unto the **CITY OF TULSA**, of 175 E. 2nd Street Tulsa, OK 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:

A TRACT OF LAND THAT IS PART OF THE NORTH 50 FEET OF THE SOUTH 90 FEET OF LOT TEN (10), BLOCK Two (2), DUNBAR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 377, AND

THE SOUTH TWENTY-FIVE (25) FEET OF THE NORTH FIFTY (50) FEET OF THE SOUTH NINTY (90) FEET OF LOT TEN (10), BLOCK TWO (2), DUNBAR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 377.

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 transferred **"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 Chairman of the Board of Commissioners this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**TULSA DEVELOPMENT AUTHORITY,**  
formerly Tulsa Urban Renewal Authority

By: \_\_\_\_\_  
Nancy Lynn Roberts, Chairwoman

NO DOCUMENTARY STAMPS REQUIRED: TAX EXEMPT - O.S. 68-3202(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 \_\_\_\_\_, 2019, personally appeared Nancy Lynn Roberts, Acting Chairwoman of the Board of Commissioners of the Tulsa Development Authority, formerly the Tulsa Urban Renewal 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:  
\_\_\_\_\_