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  

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


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 )
COUNTY OF TULSA ) ss:

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:

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My commission number:

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