

Date: January 23, 2024
To: Weber County Board of County Commissioners
From: Ronna Tidwell
Community Development Department
Agenda Date: January 30, 2024
Subject: **Request for approval to sell surplus Parcel Number #08-052-0018.**
Attachments: A - Aerial Vicinity Map
B - Ownership Plat
C - Real Estate Purchase and Sale Agreement
D - Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID #08-052-0018, was acquired by the County through a tax sale process and deed executed in 2016. The parcel contains approximately .13 acres and is located at the rear of 2700 W 4375 S, in Roy. See Attachment A for a vicinity map and Attachment B for the County Recorder's ownership plat map.

The County has reached out to two adjacent property owner's and there is interest from one. The County would consider selling the subject parcel, and it is recommended that the parcel be sold to the adjacent property owner for \$7,462.93

Weber County has no intended use for this property; therefore, the County Commission reviewed and declared this property to be surplus during a public meeting held on January 16, 2024.

All standards and requirements found in the County's surplus property code (Title 2, Chapter 21 – Disposal of Surplus Property) have been met and the existing legal description has been reviewed by the Weber County Surveyor's Office.

Property Description:

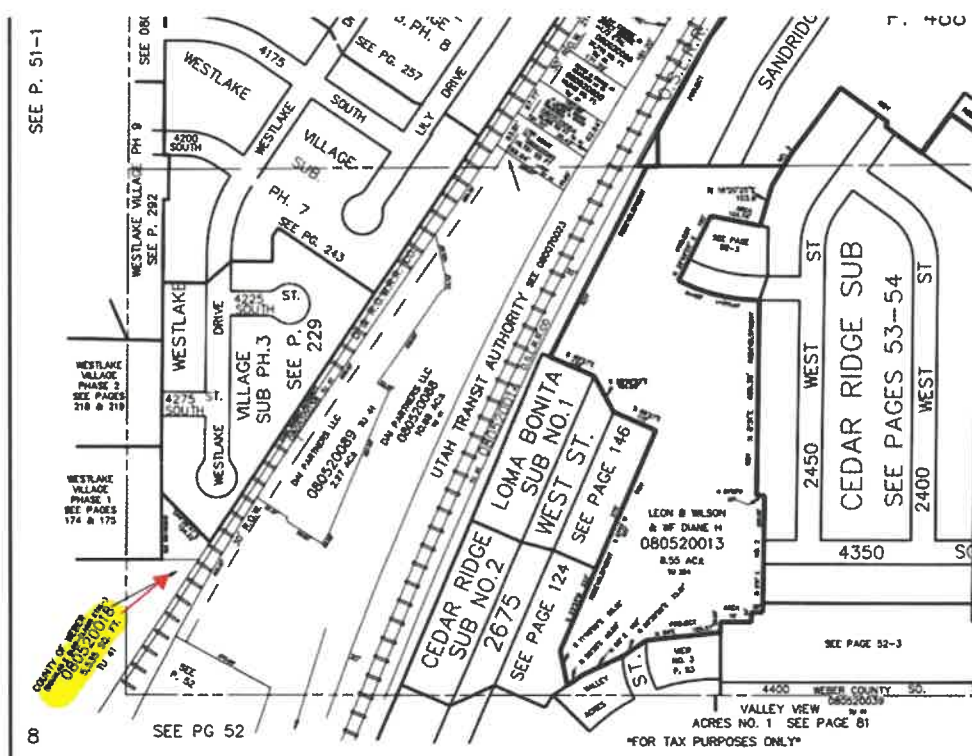
08-052-0018

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 140.95 FEET SOUTH 89D54'22" EAST FROM THE INTERSECTION OF THE SOUTH LINE OF WEST LAKE VILLAGE AND THE WEST LINE OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST LINE OF THE D & RGW RAILROAD, RUNNING THENCE SOUTH 33D32' WEST ALONG SAID RIGHT OF WAY 155 FEET, THENCE NORTH 123.5 FEET, MORE OR LESS, TO A POINT NORTH 89D54'22" WEST OF BEGINNING, THENCE SOUTH 89D54'22" EAST 60.0 FEET TO THE POINT OF BEGINNING.

Attachment A



Attachment B



**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND KENNETH W & MITZI K TAYLOR**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the ____day of _____, 2024, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Kenneth W and Mitzi K Taylor, of Roy, Utah (hereinafter "Buyer").

RECITALS

WHEREAS, according to the official records of the Recorder of Weber County, State of Utah, County owns certain real property more fully described in this Agreement; and

WHEREAS, County declared such property as surplus to its needs on January 16, 2024; and

WHEREAS, Buyer desires to purchase such property according to the terms and conditions more particularly set forth herein;

NOW, THEREFORE, it is hereby acknowledged and agreed by and between the parties hereto as follows:

**SECTION ONE
DESCRIPTION OF PROPERTY**

The real property which is the subject of this Agreement is described as follows:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 140.95 FEET SOUTH 89D54'22" EAST FROM THE INTERSECTION OF THE SOUTH LINE OF WEST LAKE VILLAGE AND THE WEST LINE OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST LINE OF THE D & RGW RAILROAD, RUNNING THENCE SOUTH 33D32' WEST ALONG SAID RIGHT OF WAY 155 FEET, THENCE NORTH 123.5 FEET, MORE OR LESS, TO A POINT NORTH 89D54'22" WEST OF BEGINNING, THENCE SOUTH 89D54'22" EAST 60.0 FEET TO THE POINT OF BEGINNING.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is Seven Thousand Four Hundred Sixty-two Dollars and Ninety-three cents (\$7,462.93). The County shall convey the real property to Buyer by Quit Claim Deed upon receipt of the full purchase price.

**SECTION THREE
INDEMNIFICATION**

Buyer agrees to defend, indemnify, and hold harmless County, its officers, agents, and employees for and against any claims or suits that arise as a result of this purchase and sale transaction.

**SECTION FOUR
NO WARRANTIES**

The County does not warrant or guarantee that the property is free from easements, covenants, mortgages, liens, or other encumbrances, nor does the County make any other covenants or warranties concerning the property.

**SECTION FIVE
GOVERNING LAW**

The laws of the State of Utah shall govern the validity, construction, enforcement, and interpretation of this Agreement.

**SECTION SIX
ENTIRE AGREEMENT**

This Agreement constitutes the entire Agreement by and between the parties hereto with respect to the subject matter hereof, and no other statement, whether written or oral, shall be deemed a part of this Agreement unless specifically incorporated herein by reference. This Agreement supersedes any and all other agreements, negotiations, or understandings between the parties.

IN WITNESS WHEREOF the undersigned have affixed their respective signatures hereto on the dates indicated below.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
James H. "Jim" Harvey, Chair

Commissioner Harvey voted _____
Commissioner Froerer voted _____
Commissioner Bolos voted _____

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2024.

BUYER(S):

Kenneth W Taylor
Signature

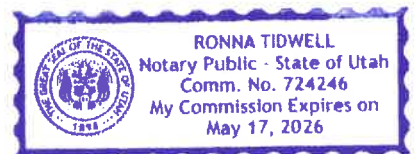
Kenneth W Taylor

Mitzi K Taylor
Signature

Mitzi K Taylor

Subscribed and sworn to before me, Ronna Tidwell,
this 22 day of January, 2024.

Ronna Tidwell
Notary Public



Mail Tax Notice To:
Kenneth W and Mitzi K Taylor
2701 W 4375 S
Roy, UT 84067

QUIT CLAIM DEED

WEBER COUNTY CORP, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
KENNETH W AND MITZI K TAYLOR, husband and wife, Grantees, the following described tract(s) of land in Weber County, State of Utah:

08-052-0018

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 140.95 FEET SOUTH 89D54'22" EAST FROM THE INTERSECTION OF THE SOUTH LINE OF WEST LAKE VILLAGE AND THE WEST LINE OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST LINE OF THE D & RGW RAILROAD, RUNNING THENCE SOUTH 33D32' WEST ALONG SAID RIGHT OF WAY 155 FEET, THENCE NORTH 123.5 FEET, MORE OR LESS, TO A POINT NORTH 89D54'22" WEST OF BEGINNING, THENCE SOUTH 89D54'22" EAST 60.0 FEET TO THE POINT OF BEGINNING.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: _____
James H "Jim" Harvey, Chair

I hereby certify that the sale and transfer of the above property was duly approved at a regularly scheduled meeting of the Board of County Commissioners on the ____ day of _____, 20 ____.

Ricky Hatch, CPA
Weber County Clerk/Auditor

seal

THE FOLLOWING IS A REQUEST TO COMBINE PROPERTIES

KENNETH W AND MITZI K TAYLOR, husband and wife, Grantors, of Weber County, Utah, hereby quit claim to **KENNETH W AND MITZI K TAYLOR, husband and wife**, Grantees, of Weber County, Utah, the following described tract(s) of land in Weber County, State of Utah, with the intent to combine the parcels under a single tax identification number for tax purposes, and hereby request that the Weber County Recorder combine the parcels:

08-052-0018

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 140.95 FEET SOUTH 89D54'22" EAST FROM THE INTERSECTION OF THE SOUTH LINE OF WEST LAKE VILLAGE AND THE WEST LINE OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST LINE OF THE D & RGW RAILROAD, RUNNING THENCE SOUTH 33D32' WEST ALONG SAID RIGHT OF WAY 155 FEET, THENCE NORTH 123.5 FEET, MORE OR LESS, TO A POINT NORTH 89D54'22" WEST OF BEGINNING, THENCE SOUTH 89D54'22" EAST 60.0 FEET TO THE POINT OF BEGINNING.

08-175-0010

ALL OF LOT 18, WESTLAKE VILLAGE, PHASE 1, ROY CITY, WEBERCOUNTY, UTAH. ALSO; PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 18, WESTLAKE VILLAGE PHASE 1 SUBDIVISION, WHICH IS SOUTH 89D25'05" EAST 91.00 FEET AND SOUTH 0D34'55" WEST 2162.42 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 11, (BASIS OF BEARINGS BEING THE SECTION LINE BEARING SOUTH 89D25'05" EAST BETWEEN THE NORTH QUARTER CORNER OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE SOUTH 44D38'47" EAST 126.31 FEET ALONG THE SOUTH BOUNDARY OF WESTLAKE VILLAGE PHASE 3 SUBDIVISION TO THE WEST RIGHT OF WAY OF D & R G W RAILROAD, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY 64.15 FEET ALONG THE ARC OF A 5762.65 FOOT RADIUS CURVE TO THE LEFT (LC SOUTH 30D28'48" WEST 64.15 FEET), THENCE NORTH 89D30'41" WEST 57.64 FEET TO THE SOUTHEAST CORNER OF LOT 17, WEST LAKE VILLAGE PHASE 1 SUBDIVISION, THENCE NORTH 0D34'55" EAST 144.72 FEET ALONG THE EAST BOUNDARY OF SAID WESTLAKE VILLAGE PHASE 1 TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, the said grantor(s) have hereunto set their hand(s) this _____ day of _____, A.D. 20__.

Kenneth W Taylor

Mitzi K Taylor

State of Utah)
County of Weber)

On the _____ day of _____, 20__ personally appeared before me,

Kenneth W Taylor

Mitzi K Taylor

the signers of the within instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

Residing At: _____

My Commission Expires: _____