



Date: April 6, 2023

To: Weber County Board of County Commissioners

From: Sean Wilkinson, AICP *SW*
Director, Community Development Department

Subject: **Request for Approval of a Quitclaim Deed from Weber County to LM Partners, LLC for Parcel Number 19-042-0078**

Agenda Date: April 11, 2023

Documents: Exhibit A: Quitclaim Deed

Summary: LM Partners, LLC owns property in Farr West City just west of the Weber Industrial Park (Parcel Number 19-042-0078). Recently, they discovered through a title report that Weber County has a claim to a small piece of this parcel which was caused by an overlap in the deed description dating back to the transcontinental railroad. Accordingly, they have requested a quitclaim deed from Weber County conveying any potential ownership the County may have to LM Partners, LLC. The County Surveyor's Office and Attorney's Office have reviewed the request and agree that this conveyance will simply clear up the property description and title issues, but will not actually convey real property that the County owns. The property described in the quitclaim deed currently lies entirely within Parcel Number 19-042-0078.

Exhibit A

WHEN RECORDED, MAIL TO:

Cheney Law Group
10808 S. River Front Pkwy, Ste. 365
South Jordan, UT 84095
Attn: Brian Cheney

APN: 19-042-0078

QUITCLAIM DEED

On this ____ day of _____, 2023, **WEBER COUNTY**, a political subdivision of the State of Utah, whose address is 2380 Washington Blvd., Ogden, Utah 84401, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby releases and quitclaims to **LM PARTNERS, LLC**, a Utah limited liability company whose address is 1623 Farr West Drive, Farr West, Utah 84404, Grantee, any and all interest of Grantor in the following described real property, situated in Weber County and State of Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the date set forth above.

GRANTOR:

WEBER COUNTY
a political subdivision of the State of Utah

By: _____
Name: _____
Title: _____

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by _____ the _____ of WEBER COUNTY this ____ day of _____, 2023.

WITNESS my hand and official seal.

NOTARY PUBLIC
My Commission Expires:

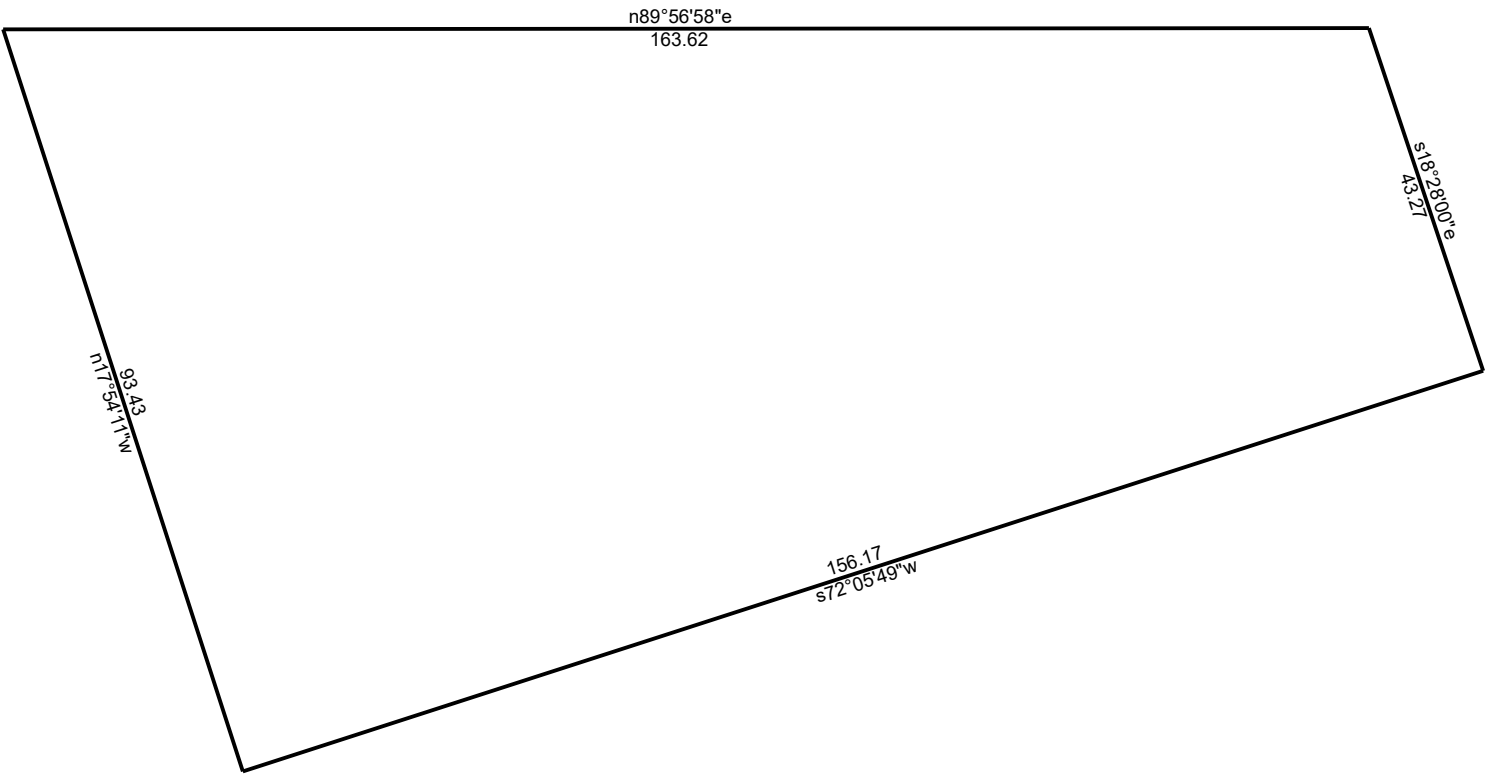
EXHIBIT A TO QUITCLAIM DEED

That certain real property located in the County of Weber, State of Utah, more particularly described as follows:

A parcel of land being a part of an entire tract described in that Quit Claim Deed recorded July 03, 1984 as Entry No. 912823 in Book 1449 at Page 739 in the Office of the Weber County Recorder. Said parcel is located in the Southwest Quarter of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the southwesterly corner of said entire tract, which is 2386.66 feet N. $00^{\circ}03'07''$ E. along the Section Line and 2113.05 feet East from the Southwest Corner of said Section 36; thence N. $17^{\circ}54'11''$ W. (R=North $19^{\circ}01'00''$ West) 93.43 feet along the southwesterly boundary line of said entire tract; thence N. $89^{\circ}56'58''$ E. 163.62 feet; thence S. $18^{\circ}28'00''$ E. 43.27 feet to the southeasterly boundary line of said entire tract; thence S. $72^{\circ}05'49''$ W. (R=South $70^{\circ}59'00''$ West) 156.17 feet along said southeasterly boundary line to the Point of Beginning.

The above-described parcel of land contains 10,654 sq. ft. or 0.225 acre more or less.



Portion Weber County E#912823

3/31/2023

Scale: 1 inch= 23 feet

File:

Tract 1: 0.2446 Acres (10654 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/141638), Perimeter=456 ft.

- 01 n17.5411w 93.43
- 02 n89.5658e 163.62
- 03 s18.2800e 43.27
- 04 s72.0549w 156.17