

Date: September 17, 2025

To: Weber County Board of County Commissioners

From: Ronna Tidwell
Community Development Department

Agenda Date: September 23, 2025

Subject: **Request the approval to sell surplus property identified a parcel 13-151-0006**

Attachments: A – Aerial View of Parcel
B – Recorder's Plat
C – Real Estate Purchase Agreement
D – Quit Claim Deed

Summary:

Parcel Number 13-151-0006 was struck off to Weber County in the 1992 tax sale. The County has recently been approached about selling this property. Weber County has no intended use for this property, therefore, it has already been declared surplus and offered for sale to the adjacent property owner for \$300.00. The fair market value was determined by the Weber County Assessor's office, consistent with Sec. 2-21-2(d)(1), or the county's surplus property code.

Property Description:

13-151-0006

PART OF LOT 6, EL MONTE VISTA SUBDIVISION , UNIT 1, LYING WITHIN THE BOUNDARIES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, OGDEN CITY, WEBER COUNTY, UTAH.

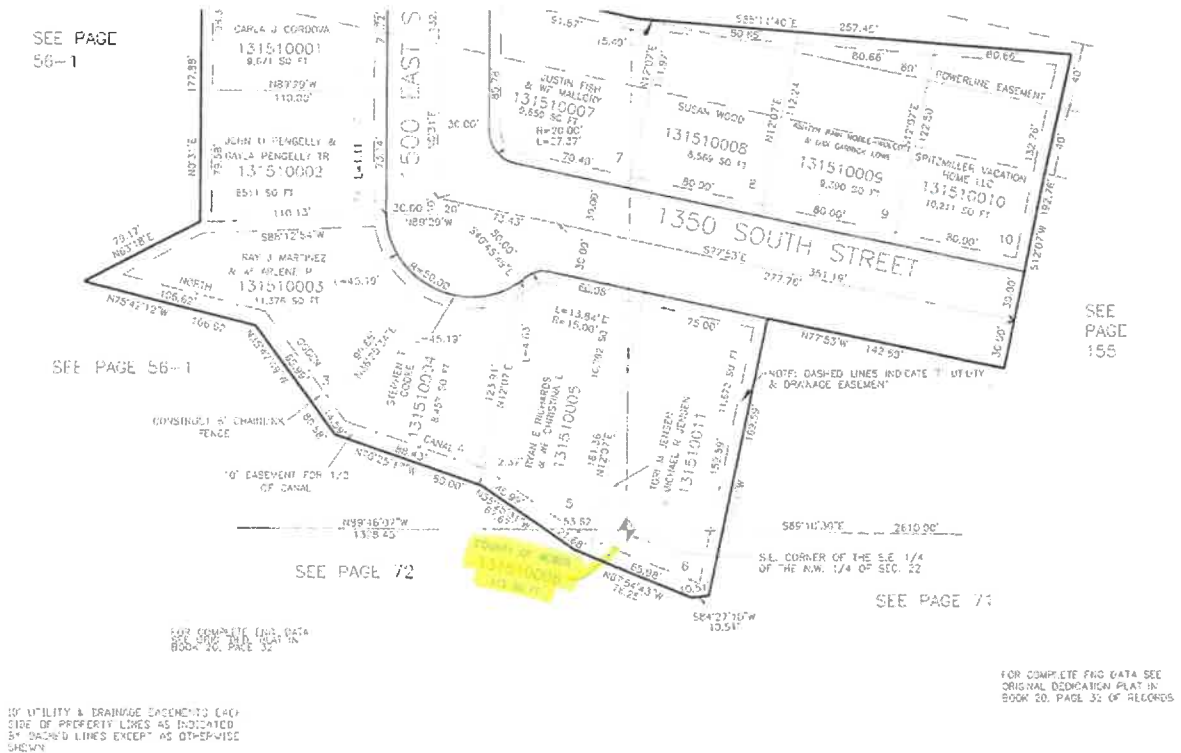
Fiscal Impact:

Because the property is valued at less than \$10,000 by the County Assessor's Office, there is no requirement for additional documentation to determine fair market value. Parcel 13-151-0006 is valued at \$300.00.

Attachment A



Attachment B



**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND TORI M JENSEN.**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the ____ day of _____ 2025, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Tori M Jensen, whose principal address is 1537 E 1350 S, Ogden, Utah. 84404 (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 June 8th, 2021; and

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

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:

Land serial number: 13-151-0006

PART OF LOT 6, EL MONTE VISTA SUBDIVISION , UNIT 1, LYING WITHIN THE BOUNDARIES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, OGDEN CITY, WEBER COUNTY, UTAH.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is Three Hundred Dollars (\$300.00). 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 _____
Sharon Bolos, Chair

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

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2025.

BUYER:

Tori Jensen
Signature

Tori m Jensen
Print

Subscribed and sworn to before me, Ronna Tidwell,
this 16 day of Sept., 2025.

Ronna Tidwell
Notary Public



RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:

MAIL TAX NOTICE TO:

Tori M. Jensen
1537 E 1350 S
Ogden, Utah 84404

Tori M. Jensen
1537 E 1350 S
Ogden, Utah 84404

QUIT CLAIM DEED

Weber County Corporation, Grantor, of 2380 Washington Blvd., Ogden, UT, 84401, hereby quit claims to Tori M. Jensen, Grantee, at 1537 E 1350 S, Ogden UT 84404, for the sum of three hundred dollars (\$300.00) and other good and valuable consideration, the following described tract of land in Weber County, Utah, to wit:

The real property is described as follows:

Land Serial Number: 13-151-0006

PART OF LOT 6, EL MONTE VISTA SUBDIVISION , UNIT 1, LYING WITHIN THE BOUNDARIES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, OGDEN CITY, WEBER COUNTY, UTAH.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

Sharon Bolos, Chair

I hereby certify that the sale and transfer of the property described herein was duly approved at a regularly scheduled meeting of the Board of County Commissioners on the ____ day of _____, 2025.

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

THE FOLLOWING IS A REQUEST TO COMBINE PROPERTIES

Tori M Jensen, Grantors, of Weber County, Utah, hereby quit claim to **Tori M Jensen**, 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:

13-151-0006

PART OF LOT 6, EL MONTE VISTA SUBDIVISION , UNIT 1, LYING WITHIN THE BOUNDARIES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, OGDEN CITY, WEBER COUNTY, UTAH.

13-151-0011

ALL OF LOT 6, EL MONTE VISTA SUBDIVISION, UNIT 1, OGDEN CITY, WEBER COUNTY, UTAH. EXCEPTING THERE FROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, COUNTY OF WEBER, STATE OF UTAH.

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

Tori M Jensen

State of Utah)
County of Weber)

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

Tori M Jensen

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

NOTARY PUBLIC

Residing At: _____

My Commission Expires: _____