



Date: February 1, 2022
To: Weber County Board of County Commissioners
From: Ronna Tidwell
Community Development Department

Agenda Date: February 8, 2022

Subject: **Request for approval to sell surplus property identified as Parcel #24-003-0043**

Attachments: A - Aerial View of Parcel
B - Recorder's Plat
C – Market Value
D – Real Estate Purchase and Sale Agreement
F – Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID #24-003-0043, was acquired by the County through a tax sale process and deed executed in 2019. The parcel contains approximately .04 acres.

Gavin Dean and Shaina A Solt the adjacent property owner asked if the County would consider selling this property.

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 November 16th, 2021. The purchase price is \$826.00.

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 legal description has been reviewed by the County Surveyor's Office. See Attachment D for the purchase agreement and Attachment E for the quit claim deed and legal description.

Property Description:

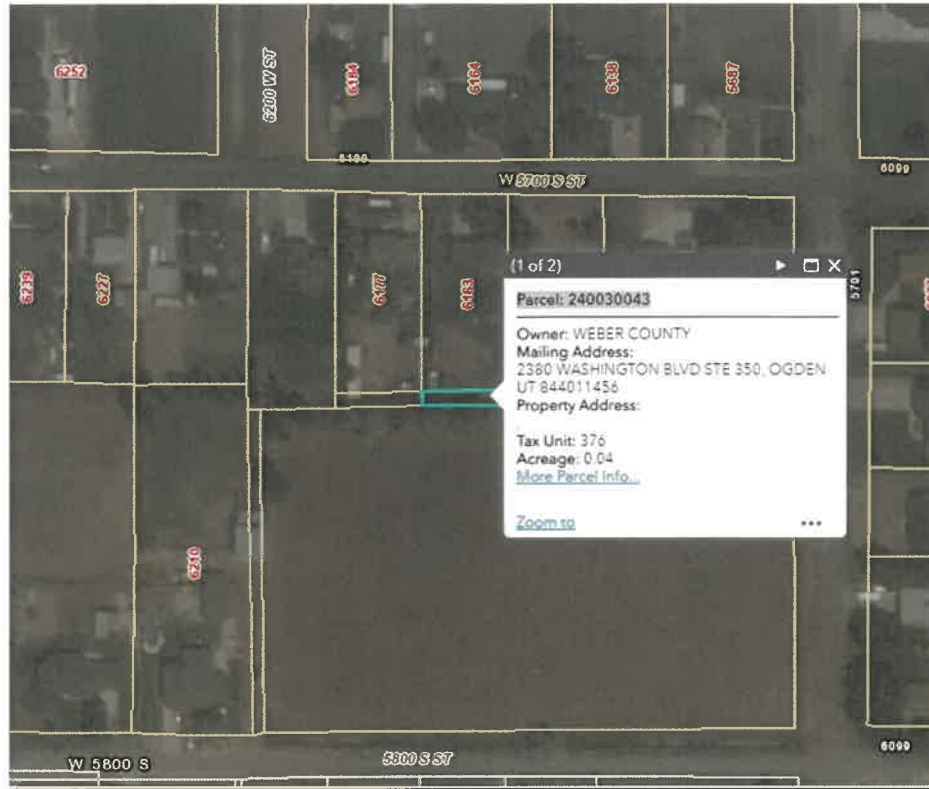
24-003-0043

PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN AN EXISTING FENCE LINE WHICH LIES NORTH 01D01'14" EAST 1108.86 FEET AND NORTH 88D58'46" WEST 485.80 FEET FROM A FOUND HOOPER CITY MONUMENT (95-6) IN THE INTERSECTION OF 5900 SOUTH STREET AND 5700 WEST STREET AND RUNNING THENCE NORTH 88D59'23" WEST 100.00 FEET, THENCE NORTH 01D12' EAST 18.00 FEET, THENCE SOUTH 88D59'23" EAST 100.00 FEET, THENCE SOUTH 01D01'12" WEST 18.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1800.00 SQUARE FEET 0.041 ACRES.

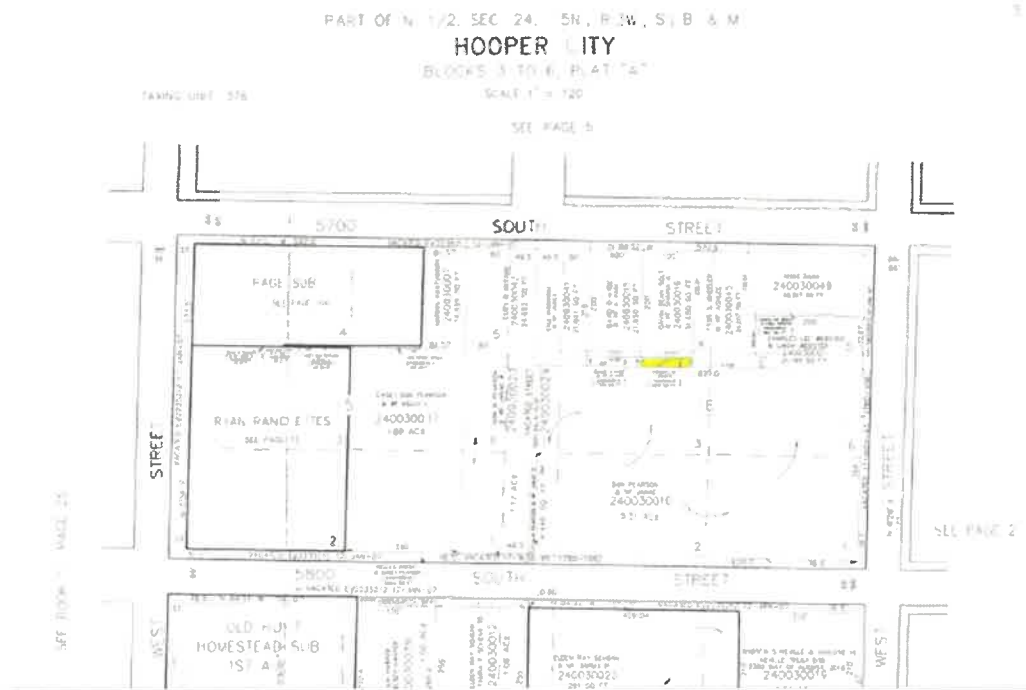
Recommendation:

Convey the above-described property to Gavin Dean & Shaina A Solt for the amount of \$826.00.


Attachment A



Attachment B



Attachment C



Weber County Parcel Search


2380 Washington Blvd Ogden, Utah
[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)

[Print this page](#)

| | | | | |
|-------------------------------|--------------------------------|-----------------------------|--|----------------------------------|
| Current Taxes | Ownership Info | Tax History | Property Characteristics | Delinquent Taxes |
|-------------------------------|--------------------------------|-----------------------------|--|----------------------------------|

[<-Back to Search](#)
[<-Back to Search Results](#)

Make a Payment Online!



Parcel # 24-003-0043

Note! Each of the four areas below expand to provide you (up to 20 years of) back history. For example: Go to item #3 "Taxing Unit Areas" and click on "View All Years", then click on one of the year's listed. You can then click on one of the entity names listed, for example 'Library', and see what you have paid to that entity for the prior years.

Tax History

1. Property Charges
 - [Click year below to see more detail on charges](#)
[\[View All Years\]](#) [\[Collapse Section\]](#)

| Year | Asmnt | Charge | Direct Charge | Penalty | Total |
|------|-------|--------|---------------|---------|-------|
| 2021 | - | - | - | - | - |
| 2020 | - | - | - | - | - |

2. Property Values
[\[View All Years\]](#) [\[Collapse Section\]](#)

| Year | Tax Year Owner | Market Total | Taxable Value |
|------|--|--------------|---------------|
| 2021 | Weber County 2380 Washington Blvd Ste 350 Ogden Ut 844011456 | \$826.00 | |
| 2020 | Weber County 2380 Washington Blvd Ste 350 Ogden Ut 844011456 | \$826.00 | |

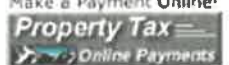
3. Taxing Unit Areas
 - [Click year below to see where your tax goes](#)
 - [Click on the Entity name for taxing history](#)
[\[View All Years\]](#) [\[Collapse Section\]](#)

| Tax Year | Unit | Rate |
|----------|------|---------|
| 2021 | 376 | .010897 |
| 2020 | 376 | .011894 |

4. Payments
 - [View below to see more detail on payments](#)
[\[View All Years\]](#) [\[Collapse Section\]](#)

| Pay Date | Payee | Amount | Status |
|----------|----------------|---------|--------|
| 2021 | Total Payments | \$ 0.00 | |
| 2020 | Total Payments | \$ 0.00 | |

Make a Payment Online!



Any questions concerning tax payment information should be directed to:
Weber County Treasurer
 801-399-8454
 2380 Washington Blvd Ste 350 - Ogden, UT 84401

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**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND GAVIN DEAN & SHAINA A SOLT**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the 1 day of February, 2022, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Gavin Dean & Shaina A Solt, whose principal address is 6163 W 5700 S, Hooper, UT 84315 (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 November 16th, 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: 24-003-0043

PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN AN EXISTING FENCE LINE WHICH LIES NORTH 01D01'14" EAST 1108.86 FEET AND NORTH 88D58'46" WEST 485.80 FEET FROM A FOUND HOOPER CITY MONUMENT (95-6) IN THE INTERSECTION OF 5900 SOUTH STREET AND 5700 WEST STREET AND RUNNING THENCE NORTH 88D59'23" WEST 100.00 FEET, THENCE NORTH 01D12' EAST 18.00 FEET, THENCE SOUTH 88D59'23" EAST 100.00 FEET, THENCE SOUTH 01D01'12" WEST 18.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1800.00 SQUARE FEET 0.041 ACRES.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is Eight Hundred Twenty Six Dollars (\$826.00). 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 _____
Scott K. Jenkins, Chair

Commissioner Jenkins voted _____
Commissioner Froerer voted _____
Commissioner Harvey voted _____

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This 1 day of February, 2022.

BUYER(S):

[Signature]
Signature

Gavin Solt
Print

[Signature]
Signature

Shaina Solt
Print

Subscribed and sworn to before me, Ronna Tidwell,
this 1 day of Feb, 2022.

[Signature]
Notary Public



Mail Tax Notice To:
GAVIN DEAN SOLT
6163 W 5700 S
HOOPER, UT 84315

QUIT CLAIM DEED

WEBER COUNTY CORP, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
GAVIN DEAN AND SHAINA A SOLT, husband and wife, Grantees, the following described tract(s) of land in Weber County, State of Utah:

24-003-0043

PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN AN EXISTING FENCE LINE WHICH LIES NORTH 01D01'14" EAST 1108.86 FEET AND NORTH 88D58'46" WEST 485.80 FEET FROM A FOUND HOOPER CITY MONUMENT (95-6) IN THE INTERSECTION OF 5900 SOUTH STREET AND 5700 WEST STREET AND RUNNING THENCE NORTH 88D59'23" WEST 100.00 FEET, THENCE NORTH 01D12' EAST 18.00 FEET, THENCE SOUTH 88D59'23" EAST 100.00 FEET, THENCE SOUTH 01D01'12" WEST 18.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1800.00 SQUARE FEET 0.041 ACRES.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: _____
Scott K. Jenkins, 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

GAVIN DEAN AND SHAINA A SOLT, husband and wife, Grantors, of Weber County, Utah, hereby quit claim to **GAVIN DEAN AND SHAINA A SOLT, 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:

24-003-0043

PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN AN EXISTING FENCE LINE WHICH LIES NORTH 01D01'14" EAST 1108.86 FEET AND NORTH 88D58'46" WEST 485.80 FEET FROM A FOUND HOOPER CITY MONUMENT (95-6) IN THE INTERSECTION OF 5900 SOUTH STREET AND 5700 WEST STREET AND RUNNING THENCE NORTH 88D59'23" WEST 100.00 FEET, THENCE NORTH 01D12' EAST 18.00 FEET, THENCE SOUTH 88D59'23" EAST 100.00 FEET, THENCE SOUTH 01D01'12" WEST 18.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1800.00 SQUARE FEET 0.041 ACRES.

24-003-0016

PART OF LOTS 3 AND 4, BLOCK 6, PLAT A, HOOPER CITY SURVEY WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 4, BEING 150.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE SOUTH 89D32' EAST 100 FEET, THENCE SOUTH 0D28' WEST 200 FEET, THENCE NORTH 89D32' WEST 100 FEET, THENCE NORTH 0D28' EAST 200 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH 16.5 FEET OF THE VACATED STREET (5700 SOUTHSTREET) ABUTTING THEREON. E# 2235212

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

Gavin Dean Solt

Shaina A Solt

State of Utah)
County of Weber)

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

Gavin Dean Solt Shaina A Solt

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

NOTARY PUBLIC

Residing At: _____

My Commission Expires: _____