

Date: September 16, 2021
To: Weber County Board of County Commissioners
From: Ronna Tidwell
Community Development Department

Agenda Date: September 21, 2021

Subject: **The request for approval to sell surplus property identified as parcel #13-093-0022.**

Attachments: A - Aerial View of Parcel
B - Recorder's Plat
C - Market Value
D - Purchase Agreement
E - Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID #13-093-0022, was acquired by the County through a tax sale process and deed executed in 1956. The parcel contains approximately .01 acres.

The County has been contacted by an adjacent property owner and was asked if the County would consider selling this property.

Weber County has no intended use for this property; therefore, it can be declared surplus and offered to an interested buyer. In order to convey real property, the County Commission must first take action to declare this parcel as surplus property.

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:

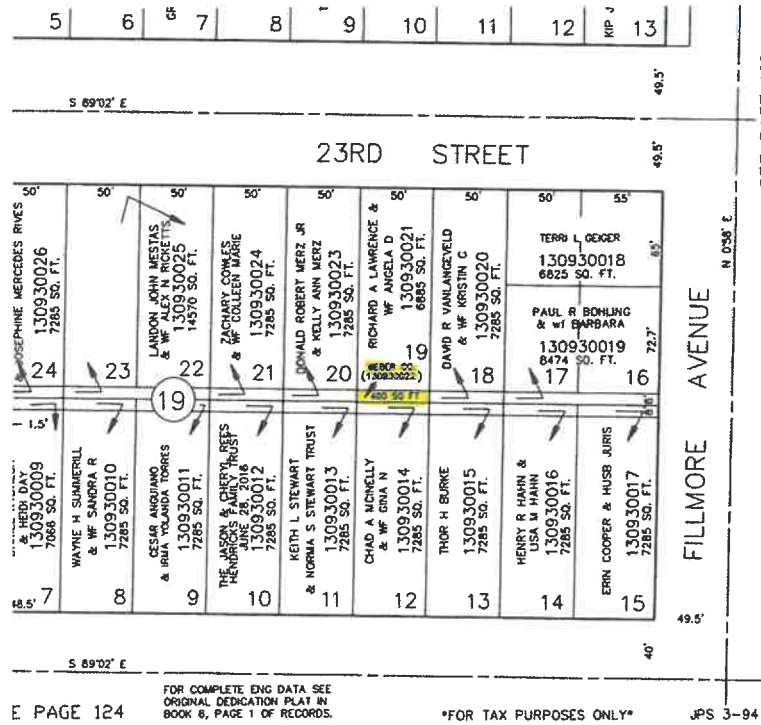
13-093-0022

THE NORTH 8 FEET OF VACATED ALLEY ADJOINING LOT 19, BLOCK 19, NOB HILL ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, ON THE SOUTH.


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](#)

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Property Tax
[Online Payments](#)

Parcel # 13-093-0022

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 details 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 Corp County Of Weber % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	\$184.00	
2020	Weber County Corp County Of Weber % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	\$138.00	
2019	Weber County Corp County Of Weber % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	\$138.00	\$0.00
2018	Weber County Corp County Of Weber % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	\$138.00	\$0.00
2017	Weber County Corp County Of Weber % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	\$138.00	\$0.00
2016	County Of Weber	\$138.00	\$0.00
2015	County Of Weber	\$150.00	\$0.00
2014	County Of Weber	\$150.00	\$0.00
2013	County Of Weber	\$150.00	\$0.00
2012	County Of Weber	\$150.00	\$0.00
2011	County Of Weber	-	\$0.00
2010	County Of Weber	-	\$0.00
2009	County Of Weber	-	\$0.00
2008	County Of Weber	-	\$0.00
2007	County Of Weber	-	\$0.00

**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND RICHARD A & ANGELA D LAWRENCE**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the 21st day of September 2021, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Richard A & Angela D Lawrence, whose principal address is 1579 23rd St, Ogden, UT 84401 (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 August 10th, 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: 13-093-0022

THE NORTH 8 FEET OF VACATED ALLEY ADJOINING LOT 19, BLOCK 19, NOB HILL ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, ON THE SOUTH.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is One Hundred Eighty-four Dollars (\$184.00). 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 _____
James H. "Jim" Harvey, Chair

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

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of September, 2021.

BUYER(S):

[Handwritten Signature]

Signature

Richard A. Lawrence

Print

Angela D. Lawrence

Signature

Angela D. Lawrence

Print

Subscribed and sworn to before me,
this 14 day of September, 2021.

Ashlee Crittenden

Ashlee Crittenden

Notary Public



Mail Tax Notice To:
Richard A Lawrence
1579 23rd Street
Ogden, Utah 84401

QUIT CLAIM DEED

WEBER COUNTY CORP, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
RICHARD A LAWRENCE and ANGELA D LAWRENCE, husband and wife, Grantees, the following described tract(s) of land in Weber County, State of Utah:

13-093-0022

THE NORTH 8 FEET OF VACATED ALLEY ADJOINING LOT 19, BLOCK 19,
NOB HILL ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, ON THE SOUTH.

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

RICHARD A LAWRENCE and ANGELA D LAWRENCE, husband and wife, Grantors, of Weber County, Utah, hereby quit claim to **RICHARD A LAWRENCE and ANGELA D LAWRENCE, 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:

13-093-0022

THE NORTH 8 FEET OF VACATED ALLEY ADJOINING LOT 19, BLOCK 19,
NOB HILL ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, ON THE SOUTH.

13-093-0021

ALL OF LOT 19, BLOCK 19, NOB HILL ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

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

Richard A. Lawrence

Angela D. Lawrence

See page 2 for notary acknowledgement

State of Utah)
County of Weber)

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

Richard A. Lawrence Angela D. Lawrence

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

NOTARY PUBLIC

Residing At: _____

My Commission Expires: _____