



Date: June 9, 2021  
To: Weber County Board of Commissioners  
From: Sean Wilkinson *SW*  
Director, Community Development Department  
Agenda Date: June 15, 2020  
Subject: **Request to Sell Surplus Real Property (Parcel # 17-061-0012)**  
Exhibits: A - Aerial View of Parcel  
B - Real Estate Purchase and Sale Agreement  
C - Quit Claim Deed

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**Summary:**

Weber County acquired Parcel 17-061-0012 by tax deed in 1901. The parcel consists of approximately 0.22 acres and is located in Pleasant View City. Weber County has received a request from Pleasant View City to purchase this parcel.

Weber County has no intended use for this property and selling it will remove the County's property maintenance costs and responsibility. The legal description has been reviewed and approved by the County Surveyor's Office and the County Commission declared this parcel surplus to the County's needs on June 1, 2021. All requirements of Weber County Code Title 2 Chapter 21 (Disposal of Surplus Property) have been met.

The County's surplus property code allows the assessed value of the property as determined by the County Assessor's Office, if less than \$10,000, to be used as the fair market value. Parcel 17-061-0012 is valued at \$3,300 and this is the purchase price.

**Property Description:**

17-061-0012

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; RUNNING THENCE EAST 1.22 CHAINS; THENCE SOUTH 18D30' WEST TO THE WEST LINE OF SAID SECTION 30; THENCE NORTH TO THE PLACE OF BEGINNING.

# Exhibit A



## Exhibit B

### **REAL ESTATE PURCHASE AND SALE AGREEMENT BY AND BETWEEN WEBER COUNTY AND PLEASANT VIEW CITY**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the 15<sup>th</sup> day of June, 2021, by and between Weber County, a body politic, corporate and political subdivision of the State of Utah (hereinafter "County") and Pleasant View City, a Utah Municipal Corporation, with its principal address located at 520 W. Elberta Dr. Pleasant View, UT 84414 (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 1, 2021; and

**WHEREAS**, Buyer owns property adjacent to Parcel #17-061-0012 and approached County about purchasing the property; and

**WHEREAS**, Buyer desires to purchase such property on 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:

Land Serial Number: 17-061-0012

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; RUNNING THENCE EAST 1.22 CHAINS; THENCE SOUTH 18D30' WEST TO THE WEST LINE OF SAID SECTION 30; THENCE NORTH TO THE PLACE OF BEGINNING.

#### **SECTION TWO PURCHASE PRICE AND TERMS**

The purchase price for the above described property is three thousand three hundred dollars (\$3,300). 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 Froerer voted \_\_\_\_\_  
Commissioner Harvey voted \_\_\_\_\_  
Commissioner Jenkins voted \_\_\_\_\_

ATTEST:

Date:

\_\_\_\_\_  
Ricky D. Hatch, CPA  
Weber County Clerk/Auditor

\_\_\_\_\_

BUYER: Pleasant View City Corporation

\_\_\_\_\_  
By: Leonard Call, Mayor

ATTEST:

Date:

\_\_\_\_\_  
Pleasant View City Recorder

\_\_\_\_\_

## Exhibit C

RECORDED AT THE REQUEST OF  
AND WHEN RECORDED MAIL TO:

Pleasant View City Recorder  
520 W. Elberta Dr.  
Pleasant View, UT 84414

MAIL TAX NOTICE TO:

Pleasant View City Recorder  
520 W. Elberta Dr.  
Pleasant View, UT 84414

### QUIT CLAIM DEED

Weber County Corporation, Grantor, of 2380 Washington Blvd., Ogden, UT, 84401, hereby quit claims to Pleasant View City, a Utah Municipal Corporation, Grantee, at 520 W. Elberta Dr. Pleasant View, UT 84414, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Weber County, Utah, to wit:

The real property which is described as follows:

Land serial number: 17-061-0012

17-061-0012

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; RUNNING THENCE EAST 1.22 CHAINS; THENCE SOUTH 18D30' WEST TO THE WEST LINE OF SAID SECTION 30; THENCE NORTH TO THE PLACE OF BEGINNING.

BOARD OF COUNTY COMMISSIONERS  
OF WEBER COUNTY

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James H. "Jim" Harvey, 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 15<sup>th</sup> day of June 2021.

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Ricky D. Hatch, CPA  
Weber County Clerk/Auditor