



Date: August 31, 2023
To: Weber County Board of County Commissioners
From: Scott Mendoza
Community Development Department

Agenda Date: September 5, 2023

Subject: **Request for approval to sell surplus property identified as Parcel #05-131-0031.**

Attachments: A - Aerial Vicinity Map
B – Recorder’s Tax Map
C – Real Estate Purchase and Sale Agreement
D – Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID #05-131-0031, was acquired by the County through a tax sale process and auditor’s deed executed in 1938. The parcel contains 142.5 square feet and is located at approximately 3840 Washington Blvd., in South Ogden City. This parcel is described as a one foot wide strip that runs 142.5 feet in length. See Attachment A for a vicinity map and Attachment B for a Recorder’s Office plat map.

South Ogden City recently notified the County that the City’s municipal code requires that the County (as a property owner) assume responsibilities associated with maintaining area within the mid-block alley. The area that the County is responsible for is the area in between the County’s parcel (where it fronts on the alley) and the centerline of the alleyway. Because of the city required maintenance responsibilities, the Community Development Office contacted an adjacent landowner and found that the landowner is interested in purchasing the property. The County Assessor’s Office has evaluated the subject parcel’s fair market value and has determined the value to be \$350.00.

Weber County has no intended use for this property and has no interest in maintaining the area within the alley; therefore, it is recommended that the parcel be sold to the adjacent property owner for \$350.00.

In order to convey real property, the County Commission must first take action to declare this parcel as surplus property. The property was declared surplus during a regular commission meeting held on June 6th, 2023.

Property Description:

05-131-0031

PART OF LOT 8, BLOCK 40, LAKE VIEW ADDITION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 12 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST 142.5 FEET; THENCE SOUTH 1 FOOT; THENCE WEST 142.5 FEET; THENCE NORTH 1 FOOT TO THE BEGINNING.

Attachment C

1 of 3

**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND HOOTIE HOLDINGS LLC**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the _____ day of _____ 2023, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Hootie Holdings LLC, a Utah limited liability company, located at 3836 Washington Blvd., South 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 6th, 2023; 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: 05-131-0031

PART OF LOT 8, BLOCK 40, LAKE VIEW ADDITION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 12 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST 142.5 FEET; THENCE SOUTH 1 FOOT; THENCE WEST 142.5 FEET; THENCE NORTH 1 FOOT TO THE BEGINNING.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is Three Hundred Fifty Dollars (\$350.00). The County shall convey the real property to Buyer by Quit Claim Deed upon receipt of the full purchase price.

Attachment C

3 of 3

On this _____ day of _____, in the year 2023, before me, _____ a notary public, personally appeared Paul L. Ellington, Jr., signer of the foregoing instrument, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, did say that she/he is a Member of Hootie Holdings, LLC and that this instrument was signed by her/him on behalf of said Limited Liability Company and by its authority, and duly acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.

Notary Public
My Commission Expires:

SEAL

DRAFT

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
Gage H. Froerer, Chair

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

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2023.

Attachment D

1 of 2

Mail Tax Notice To:
Hootie Holdings LLC
3836 Washington Blvd.
South Ogden, Utah 84404

QUIT CLAIM DEED

WEBER COUNTY, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
Hootie Holdings LLC, Grantee, the following described tract(s) of land in Weber County, State of Utah:

Part of Parcel #05-131-0031

PART OF LOT 8, BLOCK 40, LAKE VIEW ADDITION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH:
BEGINNING AT A POINT 12 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE
EAST 142.5 FEET; THENCE SOUTH 1 FOOT; THENCE WEST 142.5 FEET; THENCE NORTH 1 FOOT TO
THE BEGINNING.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: _____
Gage H. Froerer, 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

Hootie Holdings LLC, Grantor, of Weber County, Utah, hereby quit claims to Hootie Holdings LLC, Grantee, 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:

Tax ID# 05-131-0030

THE SOUTH 4 FEET OF LOT 6, ALL OF LOT 7, AND THE NORTH 12 FEET OF LOT 8, BLOCK 40, LAKE VIEW ADDITION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

