

FILE CONTENTS CHECK LIST
Stack Documents in Exact Order Listed Below

Project Name: 2200 NORTH STREET
Tax ID: 19-037-0061
Parcel No. 11S
County of Property: WEBER
Property Address: 3051 W. 2200 N. PLAIN CITY, UT 84404
Owner's Address: 3051 W. 2200 N. PLAIN CITY, UT 84404
Owner / Grantor (s): The Norman and Karen Hammer Family Trust U/A dated February 20th 2017
Grantee: Weber County

October 31, 2022

_____ **Owner Phone (entered on ownership tab) Number:** 801-645-2639

Initial **ACQUISITION FILE CONTENTS**

- _____ Condemnation Request (IF THERE IS NO CONTRACT)*
- NB Right Of Way Contract - **Verified ePM status screen reflects conveyance documents used on this acquisition.**
- _____ Administrative Settlement Statement
- _____ Incentive Letter
- _____ ROO Action Plan for Settlement
- _____ Right of Occupancy Agreement (ROO) (If there is no contract agreement) OR (Copy of ROO if previously signed)
- NB Right of Way Settlement Invoice
- NB Agent's Log/ Record of Negotiations
- _____ Acquisition Presentation Checklist
- _____ 4 or/and 3 Options Letter
- NB Offer Letter, Owner Initial Contact Letter (& All email correspondence(s), and/or letters)
- _____ Copy of Trust - if "T", "ST", or "S" parcel
- NB Ownership Record
- NB Signed and Notarized Deeds /Affidavit if applicable - **Verified deed type on contract and deeds are the same.**
- NB Signed and Notarized Certificate of Surviving Trustee
- _____ Waiver of Right of First Consideration - if "T" or "ST" parcel
- _____ Corridor Preservation Voluntary Relo Acq. Acknowledgement (Voluntary Sale)
- _____ Acquisition Summary
- NB Offer to Purchase
- NB Statement of Just Compensation
- _____ Property Management Information Sheet - if "T" or "ST" parcel
- _____ Authority to release Mortgage/Mortgage Letter
- NB Project Map
- _____ Appraisal Waiver - if appraisal is over \$10,000 and under \$25,000
- _____ Review Appraisal
- NB Appraisal (If there is a Compensation Estimate it will take the place of the appraisal and review) **ACE**
- _____ Title Report
- _____ Inspection Report (Should be part of the appraisal report)
- _____ **Closing Documents: Upon closing, the following documents (if applicable) are added to the file:**
- _____ HUD - Closing Report, Settlement Statement / Distribution Invoice

Note: The Agents must **Initial All Items** that are included when the folder is submitted to the Agency. This will be verified by the Project Coordinator and or the staff Closing Agent.

Acq Agent: Nadia Bakr 801-891-9347



Weber County

REAL ESTATE PURCHASE CONTRACT

Project Name: 2200 North Street
Tax ID: 19-037-0061
Parcel No. 11S
County of Property: Weber
Property Address: 3051 W. 2200 N. Plain City, UT 84404
Owner's Address: 3051 W. 2200 N. Plain City, UT 84404
Owner / Grantor (s): Norman Victor Hammer and Karen Doris Hammer, as co-Trustees of The Norman and Karen Hammer Family Trust, U/A dated February 20th 2017
Grantee: Weber County

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Norman Victor Hammer and Karen Doris Hammer, as co-Trustees of The Norman and Karen Hammer Family Trust, U/A dated February 20th 2017 ("Owner") agrees to sell to Weber County ("the County") the Subject Property described below for Transportation Purposes,¹ and the County and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 11S, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The County shall pay and Owner accepts \$7,900.00 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): N/A

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and the County have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or the County under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the Local Government Authority, Owner grants the County, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.


Grantor's Initials



Weber County

REAL ESTATE PURCHASE CONTRACT

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Parcel No.11S
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Grantee: Weber County

4.2 Fees/Costs.

(a) **Escrow Fees.** The County agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) **Title Insurance.** If the County elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold the County harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to the County in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

Owner acknowledges receiving payment for the following improvements: miscellaneous landscaping in the amount of \$750.00, which is included in the total Purchase Price.


Grantor's Initials



Weber County

REAL ESTATE PURCHASE CONTRACT

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Owner's Address: 3051 W. 2200 N. Plain City, UT 84404
Owner / Grantor (s): Norman Victor Hammer and Karen Doris Hammer, as co-Trustees of The Norman and Karen Hammer Family Trust, U/A dated February 20th 2017
Grantee: Weber County

SIGNATURE PAGE TO WEBER COUNTY REAL ESTATE PURCHASE CONTRACT

Authorized Signature(s):

Norman Victor Hammer 10-31-22
Norman Victor Hammer, Successor Trustee Date

Norman Victor Hammer and Karen Doris Hammer, as co-Trustees of The Norman and Karen Hammer Family Trust, U/A dated February 20th 2017

WEBER COUNTY

Local Government Authority

Date

NT
Grantor's Initials



Weber County

REAL ESTATE PURCHASE CONTRACT

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dated February 20th 2017
Grantee: Weber County

Exhibit A

(Attach conveyance documents)

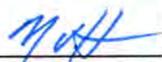

Grantor's Initials

EXHIBIT A

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 88°37'29" WEST A DISTANCE OF 5,304.23 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34, TO THE WEST QUARTER CORNER OF SAID SECTION 34 WHICH WAS REMONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2021 (SAID REMONUMENTED CORNER IS NORTH 89°32'22" WEST A DISTANCE OF 111.51 FEET FROM THE PREVIOUS 1965 BRASS CAP LOCATION):

ALL THAT STRIP OF LAND WITHIN 17.0 FEET, AND LYING ON THE SOUTH SIDE OF THE CENTER LINE OF 2200 NORTH STREET, TOGETHER WITH ALL THAT PORTION OF LAND ABUTTING THE ROAD CENTERLINE DESCRIBED HEREON, AND ON THE NORTH SIDE THEREOF AND EXTENDING TO THE NORTH LINE OF THE COUNTY ROAD, TOGETHER BEING THE NORTH 33.00 FEET OF THE GRANTOR'S PROPERTY AS RECORDED IN ENTRY #2847235 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID STRIP OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 2200 NORTH STREET, A PUBLIC HIGHWAY, SAID POINT BEING SOUTH 70°09'57" EAST A DISTANCE OF 2,391.30 FEET, AND BEING THE FOLLOWING FOUR COURSES ALONG THE CENTERLINE OF 2200 NORTH STREET, (1) SOUTH 87°50'39" EAST A DISTANCE OF 66.27 FEET, (2) SOUTH 89°09'05" EAST A DISTANCE OF 251.30 FEET, (3) SOUTH 89°09'05" EAST A DISTANCE OF 139.42 FEET, AND (4) NORTH 89°23'03" EAST A DISTANCE OF 177.37 FEET, THENCE LEAVING SAID CENTERLINE NORTH 00°49'25" EAST A DISTANCE OF 16.00 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 34 (AS MONUMENTED BY THE WEBER COUNTY SURVEYOR IN 2021), SAID POINT ALSO BEING THE GRANTOR'S NORTHWEST PROPERTY CORNER; RUNNING THENCE NORTH 88°42'26" EAST A DISTANCE OF 167.30 FEET (EAST BY RECORD), MORE OR LESS, ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE, AND THE NORTH LINE OF 2200 NORTH STREET, TO THE GRANTOR'S EASTERLY PROPERTY LINE, AS OCCUPIED; THENCE SOUTH 00°52'00" WEST A DISTANCE OF 16.00 FEET (SOUTH BY RECORD), TO THE DIRT CENTERLINE OF 2200 NORTH STREET (SAID POINT IS NORTHERLY, ALONG THE WESTERLY BOUNDARY OF SUNSET MEADOWS SUBDIVISION PHASE 2 A DISTANCE OF 6.49 FEET, MORE OR LESS, FROM THE DEDICATED CENTERLINE OF 2200 NORTH STREET AS SHOWN IN PLAT BOOK 90 PAGE 46 IN THE OFFICE OF THE WEBER COUNTY RECORDER); THENCE CONTINUING ALONG GRANTOR'S EASTERLY PROPERTY LINE SOUTH 00°52'00" WEST A DISTANCE OF 17.01 FEET (SOUTH BY RECORD); THENCE SOUTH 88°42'34" WEST A DISTANCE OF 167.29 FEET, MORE OR LESS, ALONG A LINE WHICH IS EVERYWHERE 33.00 FEET PERPENDICULARLY DISTANT FROM THE NORTH LINE OF THE GRANTOR'S PROPERTY, TO THE GRANTOR'S WESTERLY PROPERTY LINE; THENCE NORTH 00°49'25" EAST A DISTANCE OF 17.01 FEET (NORTH BY RECORD), ALONG THE GRANTOR'S WESTERLY PROPERTY LINE, TO THE DIRT CENTERLINE OF 2200 NORTH STREET; THENCE NORTH 00°49'25" EAST A DISTANCE OF 16.00 FEET (NORTH BY RECORD), ALONG THE GRANTOR'S WESTERLY BOUNDARY LINE, TO THE POINT OF BEGINNING.

RECOGNIZING THAT ADDITIONAL RIGHT-OF-WAY WIDTH MAY EXIST BEYOND THE TRAVELED DIRT SURFACE, BUT ALSO THAT THE FULL WIDTH OF A DEDICATED PUBLIC HIGHWAY RIGHT-OF-WAY CAN ONLY BE DETERMINED BY THE COURT, AND THAT A MAXIMUM RIGHT-OF-WAY WIDTH THAT WOULD BE BINDING UPON ALL UN-AGREEABLE PARTIES WOULD NEED TO COME FROM A JUDICIAL DECREE, THE WIDTH DESCRIBED HEREON IS A MINIMUM OF WHAT IS NECESSARY TO ACCOMMODATE A NEW ASPHALT SURFACE WHERE SAID SURFACE WOULD EXTEND BEYOND THE EXISTING TRAVELED DIRT SURFACE.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,518 SQUARE FEET OR 0.127 ACRE, MORE OR LESS, OF WHICH 3,145 SQUARE FEET ARE PRESENTLY IN THE EXISTING TRAVELED DIRT RIGHT-OF-WAY, BALANCE 2,373 SQUARE FEET.



SETTLEMENT INVOICE

Fee Simple - Total Acquisition

Project Name: 2200 NORTH STREET
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Parcel No. 11S
County of Property: WEBER
Property Address: 3051 W. 2200 N. PLAIN CITY, UT 84404
Owner's Address: 3051 W. 2200 N. PLAIN CITY, UT 84404
Owner / Grantor (s): The Norman and Karen Hammer Family Trust U/A dated February 20th 2017
Grantee: Weber County

Contact Address: 3051 W. 2200 N. Plain City, UT 84404

		Total Acquisition Amount:	\$7,900.00
Participating Amount:	\$7,900.00	Less	
Non Participating Amount:	\$0.00	Net Amount to be released at Closing:	\$7,900.00

* Security Deposit to be held as per contract pending inspection by Property Management.

Special Conditions:

FOR Weber County

Nadia Bakr

Nadia Bakr Consultant) / Right of Way Acquisition Agent

October 31, 2022

Date

County Commission

Date

Agent Log for parcel 11S

10/19/2022: I prepared a Surviving Trustee Affidavit for Norman Hammer 11S and included it in the offer package I sent through regular mail.

Hello Norman,

As you may recall, back in May 2022, Weber County submitted an offer for a 1,385 square foot strip acquisition on 2200 North Street in Plain City to facilitate the connecting of the existing asphalt roads and paving the dirt road section in between. Then last month, the County withdrew their offer because Plain City asked the County to include additional square footage for the construction of a 4' walking trail. With this project addition, a total of 2,373 square feet is needed; the existing stakes that the county installed include the total area.

The County instructed me to prepare and present a new offer in the amount of \$7,900. The offer documents included are:

1. Offer Letter
2. Offer to Purchase letter
3. Statement of Just Compensation
4. Right of Way Contract
5. Quitclaim Deed (to be notarized & I need original)
6. Certificate of Surviving Trustee (to be notarized & I need original)
7. Administrative Compensation Estimate (ACE)
8. Ownership Record
9. Your Guide to Just Compensation brochure (Ombudsman's Brochure)
10. Agency Disclosure

The ownership record remains in the name of Norman Victor Hammer and Karen Doris Hammer, as co-Trustees of The Norman and Karen Hammer Family Trust, U/A dated February 20th, 2017, therefore, a Certificate of Surviving Trustee Affidavit will need to get signed and notarized. For the recording of the Certificate of Surviving Trustee, an original death certificate is needed. Once recorded, the County will mail the original death certificate back to you.

I have marked the places on all of the documents that need your signature, date and/or initials. I am a Notary and am happy to notarize the Quitclaim Deed & Certificate of Surviving Trustee for you and it's quite convenient since I need the originals anyway.

As you recall, there is a 30-day good faith negotiation period in which your questions and concerns are addressed. If you would like to meet onsite with Gary Myers and I again, please let me know and I'll schedule it.

Sincerely,

Nadia Bakr, SR/WA

10-31-2022: 11S: Norman signed the documents. I mailed him copies of the signed documents and sent the complete acquisition file to Gary Myers. I also sent the signed contract to Carrie Brough at Lincoln Title with Norman's contact information.



Weber County

October 16, 2022

Norman Hammer
3051 W. 2200 N.
Plain City, UT 84404

Dear Norman Hammer,

Weber County has prepared an offer to purchase a strip acquisition from your property, which is located at 3051 W. 2200 N. in Plain City, UT 84404 and has assigned parcel number 11S to help identify your property during this process. The property has been valued using standard valuation methods. Based on those methods, Weber County hereby makes an offer to purchase your property for \$7,900.00.

Although this letter is provided as part of an attempt to negotiate with you for the sale of your property or an interest in your property without using the power of eminent domain, Weber County may use that power if it is not able to acquire the property by negotiation. Because of that potential, the person negotiating on behalf of Weber County is required to provide the following disclosures to you:

- * You are entitled to receive just compensation for your property.
- * You are entitled to an opportunity to negotiate with Weber County over the amount of just compensation before any legal action will be filed.
- * You are entitled to an explanation of how the compensation offered for your property was calculated.
- * If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property.
- * You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at 801-530-6391, or at Heber M. Wells Building, 160 East 300 South, Salt Lake City, UT, 84111.
 - * The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights. You are entitled to ask questions and request an explanation of your legal options.
- * If you have a dispute with Weber County over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman. As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.
- * Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.



Weber County

I will be pleased to visit with you or your representative to discuss this offer and to answer any questions you might have about the acquisition process. Please review all the enclosed documents:

- * Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- * Offer to Purchase
- * Statement of Just Compensation
- * Right of Way Contract
- * Deed(s) and/or Easement(s)
- * Map and legal description

I will be calling you to discuss the enclosed documents and to answer any questions you may have regarding this Weber County Project. If you don't hear from me in the next couple of days it might mean that I have been unable to locate a good telephone number for you. As that may be the case, please give me a call and leave your contact phone number and best time for me to contact you. My contact information is on my business card and also printed below. For your records please make yourself a copy of the documents you are signing before sending them back.

If you are in agreement with our offer, please sign and initial the contract, offer to purchase, all deed(s) and/or easement(s). All deed(s) and/or easement(s) must be signed and notarized. Once all of the required documents have been signed and approved by Weber County, closing documents will be prepared. Please note the signed documents must be approved by the Weber County County Commission before they will be a final enforceable contract. Upon receipt of the signed documents, a check will be issued payable to you after all applicable liens have been paid. This payment along with a copy of the fully executed contract will be returned to you in approximately six weeks. If you have any questions about the closing or acquisition process, please contact me at your earliest convenience.

On behalf of Weber County, I look forward to working with you.

Sincerely,

Nadia Bakr

Nadia Bakr
801-891-9347
Consultant/ROW Acquisition Agent
Weber County

OWNERSHIP RECORD

**THIS PAGE NOT
FOR RECORDING**

Title by: Weber County Recorder/Surveyor's Office

Date: 04/27/2022

County: Weber

Parcel No. WC-7N2W34_19-037-0061: 011_S

Type Ownership: TRUST

Tax ID No. 19-037-0061

Project Name. 2200 NORTH STREET

Pin No. NA

Recorded Owners: NORMAN VICTOR HAMMER and KAREN DORIS HAMMER, as co-Trustees of THE NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20th 2017

Owners Address: 3051 West 2200 North, Plain City, UT 84401

Property Address: 3051 West 2200 North, Plain City, UT 84401

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
2847235	NA	NA	WARRANTY DEED	02/20/2017	03/15/2017

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 2200 NORTH STREET, SAID POINT BEING COMMON TO PALMER, STANGER, AND CURLESS PROPERTIES, AND IS SOUTH 42 RODS AND EAST 15.1 RODS FROM THE NORTHWEST CORNER OF SAID SECTION, THENCE EAST 156.75 FEET, THENCE SOUTH 820 FEET TO A POINT 548 FEET NORTH FROM THE NORTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET, THENCE NORTH 87D WEST 156.97 FEET TO OLD FENCE LINE, THENCE NORTH ALONG SAID FENCE 812 FEET TO THE POINT OF BEGINNING. SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE NORTH 33 FEET THERE OF. CONTAINING 2.93 ACRES.

And more commonly known as 3051 West 2200 North, Plain City, UT.

Grantor: NORMAN VICTOR HAMMER AND KAREN D HAMMER, husband and wife

This Document Prepared By:

ADAM S HENSLEY
Attorney at Law
Kaufman, Nichols, & Kaufman
205 26th Street
Bamberger Square Building
Ogden, Utah 84401
801-710-2273



W2847235

28 2847235 PG 1 OF 3
LEWIS H KILTS, WEBER COUNTY RECORDER
15-16-17 1019 AM FEE \$14.00 DEP DC
REC FOR KAUFMAN NICHOLS
THIS PAGE NOT FOR RECORDING

After Recording, Mail To:

Norman Victor Hammer and Karen Doris Hammer, as co-Trustees
3051 West 2200 North
Plain City, UT 84401

Mail Tax Statements To:

Norman Victor Hammer and Karen Doris Hammer, as co-Trustees
3051 West 2200 North
Plain City, UT 84401
APN: 19-037-0061

WARRANTY DEED

NORMAN VICTOR HAMMER and KAREN D HAMMER, husband and wife, GRANTORS,

Whose current mailing address is 3051 West 2200 North, Plain City, UT 84401;

HEREBY convey and warrant to

NORMAN VICTOR HAMMER and KAREN DORIS HAMMER, as co-Trustees of THE NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated Feb 20, 2017, GRANTEE,

Whose mailing address is 3051 West 2200 North, Plain City, UT 84401;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Weber, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 3051 West 2200 North, Plain City, UT.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantors, this 20 day of Feb, 2017.

Norman V Hammer
NORMAN VICTOR HAMMER

Karen D Hammer
KAREN D HAMMER

STATE OF UTAH)

) ss.

COUNTY OF WEBER)

On this Feb 20, 2017, personally appeared before me NORMAN VICTOR HAMMER and KAREN D HAMMER, the signer of the foregoing instrument who duly acknowledged to me that they executed the same.

 ADAM STEPHEN HENSLEY
Notary Public, State of Utah
Commission # 672189
My Commission Expires
November 16, 2017

My commission expires: 11/16/17



NOTARY PUBLIC

THIS PAGE NOT FOR RECORDING

EXHIBIT A

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and more commonly known as 3051 West 2200 North, Plain City, UT.

TAX PARCEL NUMBER: 19-037-0061

**THIS PAGE NOT
FOR RECORDING**

When Recorded Mail to:
Weber County
2380 Washington Blvd.
Ogden, Utah, 84401

QUITCLAIM DEED

Tax ID No. 19-037-0061
Pin No. NA
Project Name. 2200 NORTH STREET

Grantor (NORMAN VICTOR HAMMER and KAREN DORIS HAMMER, as co-Trustees of THE NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20, 2017), owner(s) of tax parcel #19-037-0061, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release, and forever quitclaim to WEBER COUNTY, a political subdivision of the State of Utah, the following described tract of land in Weber County, Utah:

SEE *EXHIBIT A*

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY CURRENTLY OF RECORD.

This quitclaim deed, when executed as required by law, shall have the effect of a conveyance of all right, title, interest, and estate of the grantor in and to the premises herein described and all rights, privileges, and appurtenances thereunto belonging, at the date of the conveyance.

Witness the hand of said Grantor this 31 day of October, 2022

Norman Victor Hammer
(NORMAN VICTOR HAMMER, AS CO-TRUSTEE OF THE NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20, 2017), Grantor

And

Witness the hand of said Grantor this _____ day of _____, 2022

deceased
(KAREN DORIS HAMMER, AS CO-TRUSTEE OF THE NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20, 2017), Grantor

STATE OF UTAH)
 :SS

COUNTY OF WEBER)

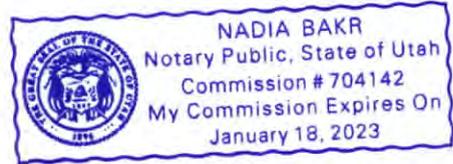
On this 31 day of October, in the year 20 22, before me,
Nadia Bakr a notary public, personally appeared
NORMAN VICTOR HAMMER AND KAREN DORIS HAMMER, as co-Trustee(s) of THE
NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20, 2017,
signer(s) of the foregoing instrument, who proved on the basis of satisfactory evidence to be the
person(s) whose name(s) (is/are) subscribed to this instrument, did say that (he/she/they) (is/are)
the trustee(s) of said trust and that this instrument was signed by (him/her/them) in behalf of
said trust and by its authority, and duly acknowledged to me that said trust executed the same.

Witness my hand and official seal.

Nadia Bakr

Notary Public

My Commission Expires:



SEAL

Acceptance by Board of County
Commissioners of Weber County
Chair, Weber County Commission

Attest:
Ricky Hatch
Weber County Clerk Auditor

such he has all the powers of the Trustee relating to the subject property, including without limitation, the power to:

- (a) Purchase, sell, convey, transfer, lease, encumber, mortgage, manage and otherwise deal with the real property referred to above;
- (b) Make, endorse, accept, receive, sign, execute, acknowledge, and deliver deeds, with or without warranties, deeds of trust, mortgages, leases, assignments, agreements, certificates, checks, notes, bonds, vouchers, receipts, proxies, minutes, tax returns and any other instruments of writing of whatever kind pertaining to the real property described above.

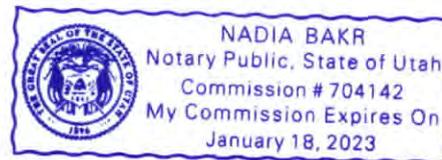
5. Third parties may rely upon the representations of this certificate and may rely on copies of this certificate.

Dated October 31, 2022

Norman V Hammer
Norman Victor Hammer, Sole Surviving Trustee of the
Norman Victor Hammer and Karen Doris Hammer, as Co-Trustees for the Norman and
Karen Hammer Family Trust, U/A dated February 20th, 2017.

Subscribed and sworn to before me this 31 day of October, 2022, by
Norman Victor Hammer, Sole Surviving Trustee of the Norman and Karen Hammer
Family Trust, U/A dated February 20th, 2017.

Nadia Bakr
Notary Public



OFFER TO PURCHASE RIGHT OF WAY

Project Name: 2200 North Street

Owner Name: Norman Victor Hammer and Karen Doris Hammer, as co-Trustees of The Norman and Karen Hammer Family Trust, U/A dated February 20th 2017

Property Address: 3051 W. 2200 N. Plain City, UT 84404

Parcel No: 11S

Tax Id: 19-037-0061

Project Location: 2200 North Street

The Weber County hereby makes you an offer of \$7,900 as Just Compensation for your property and/or easement(s) on your property.

This is the approved value for the parcel of land described in the Project shown above.

Weber County declares that this offer has been established by the County as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements and any fixtures considered to be real property.

The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.

This letter is not a contract to purchase your property. It is merely an offer to purchase the property and/or purchase easement(s) on your property for \$7,900.00. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the Ombudsman's Brochure.

If you have questions regarding this offer or information given to you, please contact me, Nadia Bakr. I can be reached at 801-891-9347.

Receipt: Please sign below to indicate you have received the following documents:

Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
Offer to Purchase & Offer Letter
Statement of Just Compensation
Right of Way Contract
Deed(s) and/or Easement(s)
Map and legal description

Date: 10-31-22

By: Norman Victor Hammer
Signature of Grantor/Owner

Date: _____

By: _____
Signature of Grantor/Owner

Date: October 16, 2022

By: Nadia Bakr
Nadia Bakr / Acquisition Agent



Weber County
Right of Way Division
Statement of Just Compensation

Project Name: 2200 North Street
 Tax ID: 19-037-0061
 Parcel No. 11S
 County of Property: Weber
 Property Address: 3051 W. 2200 N. Plain City, UT 84404
 Owner's Address: 3051 W. 2200 N. Plain City, UT 84404
 Owner / Grantor (s): Norman Victor Hammer and Karen Doris Hammer, as co-Trustees of The Norman and Karen Hammer Family Trust, U/A dated February 20th 2017
 Grantee: Weber County

The following information is the basis for the amount estimated by Weber County to be just compensation.

Parcel No.	Type of Interest Acquired	Size	Units	Price Per Unit	Property % Use	County
11S	Land	2,373	SQFT	\$3.00	100 Residential	WEBER
VALUE OF THE TAKING						
11S	----->	2,373	SQFT	\$3.00	100 x 1 =	Value \$7,119.00
OTHER COSTS						
11S	Improvements					\$750.00
11S	Rounding					\$31.00
NET AMOUNT:						\$7,900.00

Weber County declares that this offer is the amount that has been established by Weber County as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: October 16, 2022

Nadia Bakr

Nadia Bakr / Acquisition Agent

DocuSigned by:

Gary Myers

10/18/2022

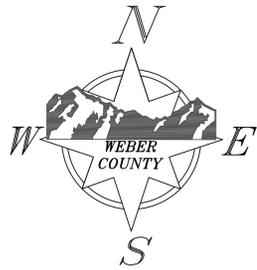
86FF58DCEFF452492
 Weber County of County Representative

PRELIMINARY EXHIBIT OF 2200 NORTH STREET PARCEL LOCATIONS



GENERAL NOTES:

1. ALL LINES AND DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT SURVEY GRADE.
2. AERIAL IMAGERY IS APPROXIMATE AND FOR REFERENCE ONLY (DATED 2019).
3. PARCEL OWNERSHIP LABELS ARE SHOWN FOR REFERENCE ONLY.
4. THIS MAP IS AN EXHIBIT ONLY AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION.
5. THIS MAP MAKES NO CLAIM AND IS NOT INTENDED TO IDENTIFY OR DEFINE THE EXISTING ROAD RIGHT-OF-WAY.
6. THIS MAP MAKES NO CLAIM AND IS NOT INTENDED TO IDENTIFY ANY PRIVATE PROPERTY BOUNDARIES.
7. THIS EXHIBIT IS FOR INTERNAL USE ONLY. DO NOT DISTRIBUTE FURTHER.
8. SHADED AREA IS CUMULATIVE TOTAL FROM ALL PROJECT DESCRIPTIONS. SOME PARCEL OWNERS HAVE ALREADY AGREED/SIGNED TO QUIT CLAIM NARROWER PORTIONS WITHIN THIS SHADED AREA TO WEBER COUNTY PER A PREVIOUS DESCRIPTION. FOR SIMPLICITY, THE SHADED AREA SHOWN REPRESENTS THE TOTAL EXPANDED/CUMULATIVE LIMITS OF ANY/ALL DESCRIPTIONS INVOLVED IN THIS PROJECT TO DATE.



NO SCALE

LEGEND

- AREA DESCRIBED BY QUIT CLAIM DEEDS
- APPROXIMATE TAX PARCEL LINE

SHEET NO:

1/1

EXHIBIT OF PARCEL LOCATIONS

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.



2380 Washington Blvd, Suite 370
Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316

SURVEYED BY: THIS MAP IS NOT A SURVEY		DRAWN BY: J. MATHEWS	
DRAWN FOR: WEBER COUNTY ENGINEERING			

REVISIONS			
No.	DATE	BY	REVISION
1	10/12/2022	JM	1.0

**WEBER COUNTY**

Weber County Administrative Compensation Estimate

Project Name: 2200 North Street
 Tax ID: 19-037-0061
 Parcel No. 11S
 County of Property: Weber
 Property Address: 3051 W. 2200 N. Plain City, UT 84404
 Owner's Address: 3051 W. 2200 N. Plain City, UT 84404
 Owner / Grantor (s): Norman Victor Hammer and Karen Doris Hammer, as co-Trustees of The Norman and Karen Hammer Family Trust, U/A dated February 20th 2017
 Grantee: Weber County

Parcel No.	Type	Size	Units	Price per Unit	%	PROPERTY USE	Factor	JURISDICTION
11S	Land	2,373	SQFT	\$3.00	100	Residential		WEBER

VALUE OF THE TAKING

11S	----->	2,373	SQFT	\$3.00	100	x	1	=	\$7,119.00
11S			Improvements						\$750.00
11S			Rounding						\$31.00

TOTAL COMPENSATION:**\$7,900.00****ACKNOWLEDGEMENTS**

This Administrative Compensation Estimate (ACE) is an appraisal waiver program that administrates an estimate of just compensation for the impacted subject property. This ACE does not conform to the Uniform Standards of Professional Appraisal Practice (USPAP) and is not intended to do so. Though this form is not an appraisal, the estimated just compensation is derived from market data and information contained within the project file. An inspection with the property owner is recommended, but not required. The exempting authority for the Appraisal Waiver Program is found in 49 C.F.R. 24(c) for Federal requirements and in R933-1-1 for State of Utah requirements.

**APPROVED JUST COMPENSATION
ACE APPROVAL**

DocuSigned by:

*Gary Myers*NAME
80F7EDCFF452492...

AS AGENT FOR Weber County

10/18/2022

DATE OF APPROVAL

Nadia Bakr

Nadia Bakr (Consultant)

VALUE ESTIMATOR

TITLE

October 16, 2022

DATE OF ESTIMATE

COMPARABLE MARKET ANALYSIS					
	SUBJECT PROPERTY	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4
ADDRESS	3051 W. 2200 N.	3415 N. North Plain City Rd	327 North 3600 West	3929 North 3175 West	60 South 2250 West
CITY/COUNTY	PLAIN CITY/WEBER	PLAIN CITY/WEBER	OGDEN/WEBER	OGDEN/WEBER	MARRIOTT/WEBER
LAND SIZE (SF)	127,631	218,236	40,075	222,156	247,856
LAND SIZE (ACRE)	2.93	5.01	.92	5.10	5.69
ZONING	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
SALES PRICE		\$440,000	\$159,900	\$475,000	\$505,000
SALES DATE		06/21/2021	02/23/2021	11/04/2021	09/28/2021
\$/SF	\$3.00	\$2.02	\$3.99	\$2.13	\$2.02

The subject property is located at 3051 W. 2200 N. in Plain City, Utah. The 2.93-acre property is located on the south side of 2200 North and is approximately 1.75 miles west of I-15. The subject property is zoned residential and is comprised of Weber County Tax ID # 19-037-0061.

Weber County plans to pave the asphalt road, connecting the existing asphalt roads on 2200 North. Additionally, the project plans on filling in the ditches and paving in order to construct a walking path on the south side of 2200 North Street. In order to accomplish this work, a 2,373 square foot acquisition is needed.

Four closed land sales were used as the basis for this compensation estimate. Each sale reflects an overall price per square foot as the unit of comparison. The comparables range from \$2.02 to \$3.99 per square foot, with an average of \$2.54 per square foot. The comparables have slightly larger parcels compared to the subject property, therefore, the price per square foot is increased to \$3.00.

Based on the above summary of land sales, the subject parcel (as if vacant) is estimated at \$3.00/SF.

Parcel 11S: 2,373 SF x \$3.00/SF = \$7,119.00

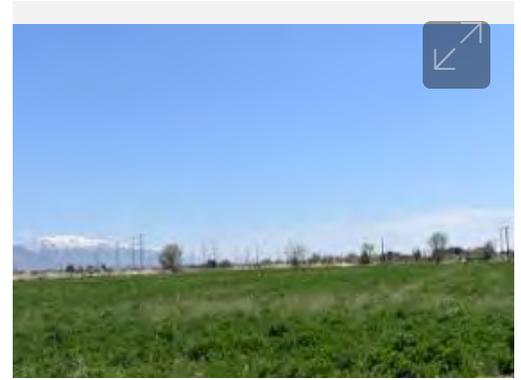
Total w/Improvements & Rounding = \$7,900.00

MLS# 1739371

Tour/Open: None
 Sold Price: \$440,000
 Original List Price: \$450,000
 Lease Price: \$0
 CDOM: 50
 DOM: 50
 CTDOM: 39
 Concessions: \$0
 Address: 3415 N North Plain City Rd
 NS/EW: 3415 N / W
 City: Plain City, UT 84404
 County: Weber
 Plat:
 Tax ID: 19-021-0051 • History
 Zoning Code:
 School Dist: Weber
 Sr High: Fremont
 Acre FT./Share: 0.00 |
 Wells: |
 Culinary Well Health Inspected:
 Prop Type: Residential
 Acres: 5.01
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No
 Facing:
 Drv. Access: See Remarks
 Water Distance:
 Sewer Distance:
 Gas Distance:
 Usable Electric:
 Pressurized Irr.:
 Conn. Fees: See Remarks
 Irrigation Co:
 Water: See Remarks
 Exterior Feat.: See Remarks; Barn; Corral(s); Out Buildings
 Irrigation: Shares: Owned
 Land Use: Hay
 Utilities: See Remarks; Power: Available; Power: Connected
 Zoning: See Remarks
 Possession:
 Terms: See Remarks; Cash; Conventional
 CCR:
 Lot Facts: Terrain: Flat; View: Mountain
 Pre-Market:
 Township:
 Range:
 Section:
 Section Desc.:
 Driving Dir:

Status: Sold
 Price Per:
 Entry Date: 05/03/2021
 Contract Date: 05/13/2021
 Sold Date: 06/21/2021
 Sold Terms: Cash

LOT #:
 Est. Taxes: \$1,044
 HOA Fee: \$0
 Elem: Silver Ridge
 Other Schl:
 Acre FT./Share: 0.00 |
 Surface: |



Jr High: Wahlquist
 Acre FT./Share: 0.00 |
 Dev. Spring: |

\$88,000 p/acre
\$2.02 psf

Remarks: AMAZING 5.108 Acres Includes TAX ID#'s 19-021-0051 19-021-0060 19-021-0050 PLUS 80 Shares of Water! Great Opportunity for Development Approximately 4+ Acre's planted in Alfalfa Adjoining Home may be purchased with Property for an Additional \$400,000.MLS# 1739715

Agt Remarks: Please call for any additional Information. THANK YOU !! TAX ID#'s 19-021-0051 19-021-0060 19-021-0050 PLUS 80 Shares of Water! Adjoining Home may be purchased with Property for an Additional \$400,000.MLS# 1739715

HOA Remarks:

Clos Remarks: Property was Sold with MLS # 1739715

Owner: John Scott Tubbs

Owner Type: Property Owner

Contact: Penny G. Stark

Contact Type:

Ph 1: 801-791-8044

Ph 2:

L/Agent: Penny G Stark

Email: pennystark@gmail.com

Ph: 801-791-8044

Mobile: 801-791-8044

L/Office: Better Homes & Gardens Franklin Group Farr West

Ph: 801-732-1776

Fax: 801-436-2776

B/Agent: Penny G Stark

Email: pennystark@gmail.com

Ph: 801-791-8044

Mobile: 801-791-8044

B/Office: Better Homes & Gardens Franklin Group Farr West

Ph: 801-732-1776

Fax: 801-436-2776

BAC: 3%

Dual/Var: No

List Type: Exclusive Right to Sell (ERS)

Comm Type: Net

Wthdrwn Dt:

Off Mkt Dt:

Exp Dt: 10/29/2021

MLS# 1697726

Tour/Open: None
Sold Price: \$159,900
Original List Price: \$175,000
Lease Price: \$0
CDOM: 89
DOM: 89
CTDOM: 138
Concessions: \$0
Address: See Directions
NS/EW: 327 N / 3600 W
City: Ogden, UT 84404
County: Weber
Plat:
Tax ID: 15-028-0056 • History
Zoning Code:
School Dist: Weber
Sr High: Fremont
Acre FT./Share: 0.00 |
Wells: |
Culinary Well Health Inspected:
Prop Type: Residential
Acres: 0.92
Frontage: 203.1
Side: 197.0
Back: 203.1
Irregular: No
Facing:
Drv. Access
Water Distance:
Sewer Distance:
Gas Distance: 60 feet
Usable Electric:
Pressurized Irr.:
Conn. Fees:
Irrigation Co: Hooper irrigation / Taylor West Weber culinary
Water: Connected
Exterior Feat.:
Irrigation: See Remarks
Land Use:
Utilities: See Remarks; Gas: Available; Gas: Not Available; Power: Available; Sewer: Septic Tank
Zoning: See Remarks
Possession: NEG
Terms: Cash
CCR:
Lot Facts: See Remarks; Terrain: Flat; View: Mountain
Pre-Market:
Township:
Range:
Section:
Section Desc.:

Status: Sold
Price Per:
Entry Date: 08/27/2020
Contract Date: 10/08/2020
Sold Date: 02/23/2021
Sold Terms: Cash

LOT #:
Est. Taxes: \$1
HOA Fee: \$0
Elem: West Weber
Other Schl:
Acre FT./Share: 0.00 |
Surface: |



Jr High: Wahlquist
Acre FT./Share: 0.00 |
Dev. Spring: |

\$3.99 PSF

Driving Dir: On right on 12th Street from I-15 northbound or 1900 W. Turn right onto 3500 W. Keep North and continue on 3600 W till 327 N.
Remarks: Beautiful country location .92 acre lot ready to build. Water meter installed. 400 amp power is available. Lot has had some fill added for walking. Level entry. Dead end road. 200 ft of frontage. Red lines in images 3 and 4 are there as a courtesy to show approximate property lines. Buyer must verify all.
Agt Remarks: Lot had recently been sub-divided to the .92 acre . Taxes for 2020 not yet assessed. Red lines in images 3 and 4 are there as a courtesy to show approximate property lines. Buyer must verify all.

HOA Remarks:
Clos Remarks:

Attached Documents

Contact: Jenny Breckterfield
L/Agent: Jenny Erb
L/Office: KW Success Keller Williams Realty
B/Agent: Andrea Jones
B/Office: Dynasty Point LLC
Owner: Brent & Jill Hipwell
Contact Type: Agent
Email: 801realtors@gmail.com
Email: andreaionesrealty@gmail.com

Owner Type: Property Owner
Ph 1: 801-580-5660
Ph: 801-580-5660
Ph: 801-475-9900
Ph: 801-554-0579
Ph: 801-304-3359
Ph 2:
Mobile: 801-580-5660
Fax: 801-475-5521
Mobile: 801-554-0579
Fax:

MLS# 1766585

Tour/Open: View Tour
Sold Price: \$475,000
Original List Price: \$500,000
Lease Price: \$0
CDOM: 63
DOM: 63
CTDOM: 29

Status: Sold

Price Per: Other
Entry Date: 09/02/2021

Contract Date: 10/06/2021
Sold Date: 11/04/2021
Sold Terms: Conventional

Concessions: \$0
Address: 3929 N 3175 W
NS/EW: 3929 N / W
City: Ogden, UT 84404
County: Weber
Plat: BAYVIEW
RANCHETTES

LOT #:

Est. Taxes: \$2,453
HOA Fee: \$0

Tax ID: 19-010-0027 • History
Zoning Code:
School Dist: Weber
Sr High: Fremont
Acre FT./Share: 0.00 | Own
Wells: |

Elem: Farr West
Other Schl:
Acre FT./Share: 0.00 |
Surface: |

Jr High: Wahlquist

Acre FT./Share: 0.00 |
Dev. Spring: |

Culinary Well Health Inspected:

Prop Type: Residential; Agricultural
Acres: 5.10
Frontage: 325.0
Side: 684.0
Back: 325.0

\$93,000 p/acre
\$2.13 psf

Irregular: No
Facing: E
Drv. Access See Remarks

Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:

Conn. Fees: See Remarks
Irrigation Co: Weber Basin Water
Water: See Remarks; Culinary Available
Exterior Feat.: See Remarks
Irrigation: See Remarks; Available
Land Use: See Remarks
Utilities: See Remarks; Gas: Available; Gas: Not Connected; Power: Available; Sewer: Septic Tank
Zoning: See Remarks; Single-Family; Agricultural

Possession: Neg
Terms: Cash; Conventional
CCR:

Lot Facts: See Remarks; Additional Land Available; Equestrian Access; Horse Property; Terrain: Flat; View: Mountain

Pre-Market:
Township: 7
Range: 2
Section: 22

Section Desc.:
Driving Dir:

Remarks: If you're looking for a quiet, peaceful space to build an amazing home this area is perfect! Spectacular spot for a small hobby farm. Parcel resides on a quiet, country road with easy access to Freeway. Private drive is lined with large trees to the east and no neighbors to the west. Owner's own three separate parcels, totaling over 15 acres. Development potential hindering County approval. Property currently exists within Weber County, no city annexation has taken place for this subdivision. Irrigation water shares will transfer with property. Additional land available. Development potential up to 15 acres.

Agt Remarks: If you're looking for a quiet, peaceful space to build an amazing home this area is perfect! Spectacular spot for a small hobby farm. Parcel resides on a quiet, country road with easy access to Freeway. Private drive is lined with large trees to the east and no neighbors to the west. Owner's own three separate parcels, totaling over 15 acres. Development potential hindering County approval. Property currently exists within Weber County, no city annexation has taken place for this subdivision. Irrigation water shares will transfer with property. All information deemed reliable but not guaranteed. Buyer to verify all information.

HOA Remarks:
Clos Remarks:

Contact: Tiffany Burton
L/Agent: Tiffany Burton

Owner: Davis Family Trust
Contact Type: Agent
Email: tifburton101@gmail.com

Owner Type: Property Owner
Ph 1: 801-920-3245
Ph: 801-920-3245

Ph 2:
Mobile: 801-920-3245



MLS# 1766052

Tour/Open: None
Sold Price: \$505,000
Original List Price: \$549,000
Lease Price: \$0
CDOM: 0
DOM: 0
CTDOM: 27
Concessions: \$0
Address: 60 S 2250 W
NS/EW: 60 S / 2250 W
City: Marriott Slaterville, UT 84404
County: Weber
Plat:
Tax ID: 15-757-0008 • History
Zoning Code:
School Dist: Weber
Sr High: Fremont
Acre FT./Share: 0.00 |
Wells: |
Culinary Well Health Inspected:
Prop Type: Residential
Acres: 5.69
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Facing:
Drv. Access
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees: See Remarks; Gas; Water
Irrigation Co:
Water: Connected; Stubbed
Exterior Feat.:
Irrigation: Pressurized
Land Use: Mature Trees
Utilities: See Remarks; Gas: Available; Sewer: Public; Power: Stubbed; Sewer: Stubbed
Zoning: Single-Family; Agricultural
Possession:
Terms: Cash; Conventional
CCR:
Lot Facts: Horse Property; Terrain: Flat
Pre-Market:
Township:
Range:
Section:
Section Desc.:
Driving Dir:

Status: Sold
Price Per:
Entry Date: 09/01/2021
Contract Date: 09/01/2021
Sold Date: 09/28/2021
Sold Terms: Conventional

LOT #: 8
Est. Taxes: \$1
HOA Fee: \$0
Elem: West Weber
Other Schl:
Acre FT./Share: 0.00 |
Surface: |



Jr High: Wahlquist
Acre FT./Share: 0.00 |
Dev. Spring: |

\$88,000 p/acre
\$2.02 psf

Remarks: Historic Barn can be restored or rebuilt and still have a secondary accessory building. Property line runs through the middle of a creek along right side and rear of property that feeds into Millcreek and runs year round. Mature trees, park like setting, incredible views. Amazing Estate lot neighboring other estate lots. Property can be used for farming, including the raising and grazing of horses, cattle, livestock as part of the farming operation. Horse property as desired, a private equestrian training and stable facilities on a minimum of 5 acres of land and a density of not more than 6 horses per acre. One home and one accessory building. Property in tax preferred Greenbelt which can be transferred use by new owner. Improved lot, power, gas, pressurized secondary water, culinary water, Weber sewer connection. Bring your own builder.

Agt Remarks:
HOA Remarks:
Clos Remarks:

Contact: Bryan Smith/Tom Williams
L/Agent: Dan Crawley
Co-Agent: Bryan Smith
L/Office: Real Broker LLC
B/Agent: MLS NON
B/Office: NON-MLS

Owner:
Contact Type: Agent
Email: dansellsutah@gmail.com
Email: bryguysmith@yahoo.com
Email:

Owner Type: Property Owner
Ph 1: 703-576-4209 Ph 2: 385-328-7777
Ph: 801-787-2342 Mobile: 801-787-2342
Ph: 703-576-4209 Mobile: 703-576-4209
Ph: 801-330-7430 Fax:
Ph: 000-000-0000 Mobile:
Ph: Fax:

