



Date: February 15, 2023
To: Weber County Board of County Commissioners
From: Ronna Tidwell

Agenda Date: February 21, 2023

Subject: **Request for approval to sell surplus property identified as Parcel 15-132-0012**

Attachments: A - Aerial Vicinity Map
B - Ownership Plat
C – Real Estate Purchase Agreement
D – Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID #15-132-0012, was acquired by the County through a tax sale process and deed executed in 1988. The parcel contains approximately .28 acres and is located at the end of the cul-de-sac of 2050 W in West Haven. See Attachment A for a vicinity map and Attachment B for the County Recorder's ownership plat map.

The County has been contacted by an adjacent property owner who has asked if the County would consider selling the subject parcel.

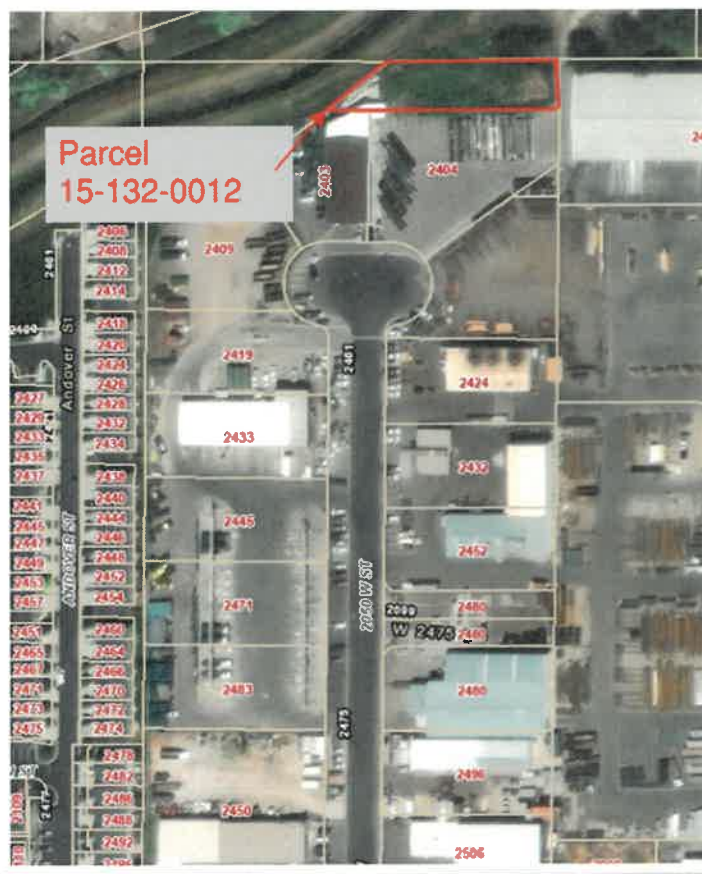
Weber County has no intended use for this property; therefore, it is recommended that the parcel be sold to the adjacent property owner(s) for \$1,545.00. The fair market value was determined by the Weber County Assessor's office, consistent with Sec. 2-21-2(d)(1), or the county's surplus property code.

Property Description:

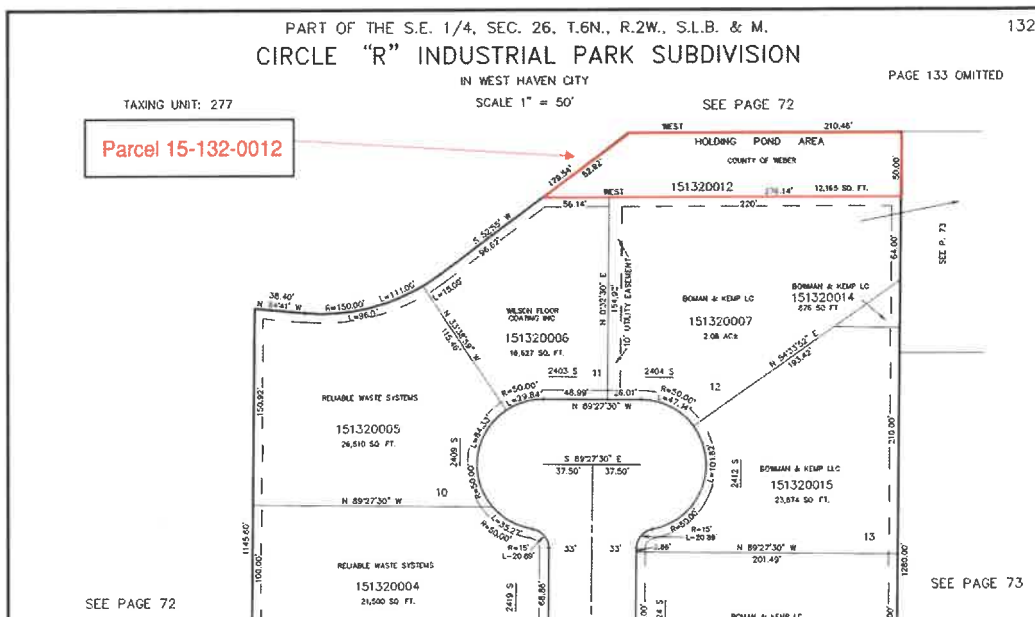
15-132-0012

A HOLDING POND IN CIRCLE "R" INDUSTRIAL PARK SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, RUNNING THENCE WEST 210.46 FEET, THENCE SOUTH 52D55' WEST 82.92 FEET, THENCE EAST 276.14 FEET, THENCE NORTH 0D32'30"EAST 50.00 FEET TO THE PLACE OF BEGINNING.

Attachment A



Attachment B



**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND BOMAN & KEMP L.C. AND WILSON
FLOOR COATINGS, INC.**

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 Boman & Kemp L.C. and Wilson Floor Coatings, Inc. of West Haven, UT (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 January 10th, 2023; and

WHEREAS, Buyers desire 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 here to as follows:

**SECTION ONE
DESCRIPTION OF PROPERTY**

The real property, which is the subject of this Agreement, is described as follows:

Parcel 15-132-0012

A HOLDING POND IN CIRCLE "R" INDUSTRIAL PARK SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, RUNNING THENCE WEST 210.46 FEET, THENCE SOUTH 52D55' WEST 82.92 FEET, THENCE EAST 276.14 FEET, THENCE NORTH 0D32'30" EAST 50.00 FEET TO THE PLACE OF BEGINNING.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above-described property is Fifteen Hundred Forty-five Dollars (\$1,545.00). The County shall convey the real property to Buyers by Quit Claim Deed upon receipt of the full purchase price.

**SECTION THREE
INDEMNIFICATION**

Buyers agrees to indemnify, and hold harmless County, its officers, agents, and employees from 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 _____
Gage H. Froerer, Chair

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

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2023.

BUYER(S):

BOMAN & KEMP, L.C.

WILSON FLOOR COATINGS, INC.

Melvin R. Kemp
Signature

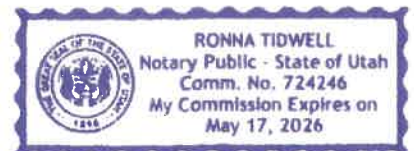
[Signature]
Signature

MELVIN RON KEMP
Print

Aaron T. Wilson
Print

Subscribed and sworn to before me, Ronna Tidwell,
this 15 day of Feb, 2023.

Ronna Tidwell
Notary Public



Mail Tax Notice To:
Boman & Kemp, L.C. and Wilson Floor Coatings, Inc.
2393 S 1900 W
Ogden, UT 84401

QUIT CLAIM DEED

WEBER COUNTY CORP, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
Boman & Kemp, L.C. and Wilson Floor Coatings, Inc., Grantees, of 2393 S 1900 W, Ogden, Utah 84401, the following described tract(s) of land in Weber County, State of Utah:

PARCEL 15-132-0012

A HOLDING POND IN CIRCLE "R" INDUSTRIAL PARK SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, RUNNING THENCE WEST 210.46 FEET, THENCE SOUTH 52D55' WEST 82.92 FEET, THENCE EAST 276.14 FEET, THENCE NORTH 0D32'30" EAST 50.00 FEET TO THE PLACE OF 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