

FILE CONTENTS CHECK LIST
Stack Documents in Exact Order Listed Below

Project Name: 2200 NORTH STREET
Tax ID: 19-038-0053
Parcel No. 2S
County of Property: WEBER
Property Address: 3267 W. 2200 N. PLAIN CITY, UT 84404
Owner's Address: 3267 W. 2200 N. PLAIN CITY, UT 84404
Owner / Grantor (s): STEPHEN T. WAYMAN
Grantee: Weber County

October 31, 2022

_____ **Owner Phone (entered on ownership tab) Number:** 801-710-2530

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.**
- _____ Deeds To be Signed At Closing - **Verified deed type on contract and deeds are the same.**
- _____ Waiver of Right of First Consideration - if "T" or "ST" parcel
- _____ Corridor Preservation Voluntary Relo Acq. Acknowledgement (Voluntary Sale)
- _____ Acquisition Summary
- _____ 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: 19-038-0053
Parcel No. 2S
County of Property: Weber
Property Address: 3267 W. 2200 N. Plain City, UT 84404
Owner's Address: 3267 W. 2200 N. Plain City, UT 84404
Owner / Grantor (s): Stephen T. Wayman
Grantee: Weber County

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Stephen T. Wayman ("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 2S, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The County shall pay and Owner accepts \$5,150.00 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.

STW

Grantor's Initials



Weber County

REAL ESTATE PURCHASE CONTRACT

Project Name: 2200 North Street
Tax ID: 19-038-0053
Parcel No. 2S
County of Property: Weber
Property Address: 3267 W. 2200 N. Plain City, UT 84404
Owner's Address: 3267 W. 2200 N. Plain City, UT 84404
Owner / Grantor (s): Stephen T. Wayman
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 \$250.00, which is included in the total Purchase Price.

STW

Grantor's Initials



Weber County

REAL ESTATE PURCHASE CONTRACT

Project Name: 2200 North Street
Tax ID: 19-038-0053
Parcel No. 2S
County of Property: Weber
Property Address: 3267 W. 2200 N. Plain City, UT 84404
Owner's Address: 3267 W. 2200 N. Plain City, UT 84404
Owner / Grantor (s): Stephen T. Wayman
Grantee: Weber County

SIGNATURE PAGE TO WEBER COUNTY REAL ESTATE PURCHASE CONTRACT

Authorized Signature(s):

Stephen T. Wayman
Stephen T. Wayman - OWNER

10-31-2023
Date

WEBER COUNTY

Local Government Authority

Date

STW
Grantor's Initials



Weber County

REAL ESTATE PURCHASE CONTRACT

Project Name: 2200 North Street
Tax ID: 19-038-0053
Parcel No. 2S
County of Property: Weber
Property Address: 3267 W. 2200 N. Plain City, UT 84404
Owner's Address: 3267 W. 2200 N. Plain City, UT 84404
Owner / Grantor (s): Stephen T. Wayman
Grantee: Weber County

Exhibit A

(Attach conveyance documents)

STW

Grantor's Initials

EXHIBIT A

A PART OF THE SOUTHWEST 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):

BEGINNING AT A POINT WHICH IS 11.00' DISTANT FROM, AND ON THE SOUTH SIDE OF THE CENTERLINE OF 2200 NORTH STREET, A PUBLIC HIGHWAY, SAID POINT BEING SOUTH 58°49'03" EAST A DISTANCE OF 1,504.84 FEET TO THE CENTERLINE OF 2200 NORTH STREET, AND SOUTH 00°46'09" WEST A DISTANCE OF 11.00 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 34 (AS MONUMENTED BY THE WEBER COUNTY SURVEYOR IN 2021), SAID POINT ALSO BEING ON A PROJECTION OF THE GRANTOR'S WESTERLY PROPERTY LINE, AS OCCUPIED; RUNNING THENCE SOUTH 88°49'14" EAST A DISTANCE OF 150.00 FEET, MORE OR LESS, TO A POINT ON A PROJECTION OF THE GRANTOR'S EASTERLY PROPERTY LINE, AS OCCUPIED; THENCE SOUTH 00°46'09" WEST (SOUTH BY RECORD) A DISTANCE OF 6.00 FEET ALONG SAID EASTERLY PROPERTY LINE; THENCE NORTH 88°49'14" WEST A DISTANCE OF 150.00 FEET, MORE OR LESS, TO THE GRANTOR'S WESTERLY PROPERTY LINE, AS OCCUPIED; THENCE NORTH 00°46'09" EAST (NORTH BY RECORD) A DISTANCE OF 6.00 FEET ALONG THE GRANTOR'S WESTERLY PROPERTY LINE, TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF LAND ABUTTING THE ABOVE DESCRIBED PROPERTY ON THE NORTH AND EXTENDING TO THE NORTH LINE OF THE COUNTY ROAD.

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 900 SQUARE FEET OR 0.021 ACRE, MORE OR LESS.



WEBER COUNTY

SETTLEMENT INVOICE

Fee Simple - Total Acquisition

Project Name: 2200 NORTH STREET
 Tax ID: 19-038-0053
 Parcel No. 2S
 County of Property: WEBER
 Property Address: 3267 W. 2200 N. PLAIN CITY, UT 84404
 Owner's Address: 3267 W. 2200 N. PLAIN CITY, UT 84404
 Owner / Grantor (s): STEPHEN T. WAYMAN
 Grantee: Weber County

Contact Address: 3267 W. 2200 N. Plain City, UT 84404

		Total Acquisition Amount:	\$5,150.00
Participating Amount:	\$5,150.00	Less	
Non Participating Amount:	\$0.00	Net Amount to be released at Closing:	\$5,150.00

* 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 2S

10/18/2022: I ran into Terry onsite, and we discussed the impacted landscaping...he felt that \$250.00 should suffice for restoring his landscaping and I included it in the ACE. Terry asked me to email him the offer.

10/19/2022: I received the approved JC & ACE for parcel 2S. I prepared the offer and emailed it to Terry per his request.

Hello Terry,

As mentioned yesterday, Plain City asked Weber County to include additional square footage for the construction of a 4' walking trail on the south side of 2200 North Street. With this project addition, an additional 900 square feet (6' x 150') is needed. The County confirmed that the stakes that are currently in your yard represent the new property line.

Attached is the offer package from Weber County in the amount of \$5,150.00.

The documents included are:

1. Offer Letter
2. Offer to Purchase letter
3. Statement of Just Compensation
4. Right of Way Contract
5. Quitclaim Deed
6. Administrative Compensation Estimate (ACE)
7. Ownership Record
8. Your Guide to Just Compensation brochure (Ombudsman's Brochure)

*I asked Gary Myers if the county would relocate your mailbox for you and he has forwarded this question to his team.

I will need signatures on the Contract (initial each page) and the Offer to Purchase. I can send these through DocuSign electronically, but the Quitclaim Deed will need to be notarized and I need the original. Like last time, I'd be happy to notarize it for you.

We typically have a 30-day good faith negotiation period in which your questions and concerns are addressed. Please call me with any questions you may have.

10-31-2022: 2S: Terry signed the documents. I emailed him a copy 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 Terry's contact information.



Weber County

October 19, 2022

Stephen T. Wayman
3267 W. 2200 N.
Plain City, UT 84404

Dear Terry:

Weber County has prepared an offer to purchase a strip acquisition from your property, which is located at 3267 W. 2200 N. in Plain City, UT 84404 and has assigned parcel number 2S 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 \$5,150.00.

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

Title by: Weber County Recorder/Surveyor's Office

Date: 09/15/2022

County: Weber

Parcel No. WC-7N2W34_19-038-0053: 002_S

Type Ownership: Private

Tax ID No. 19-038-0053

Project Name. 2200 NORTH STREET

Pin No. NA

Recorded Owners: STEPHEN T. WAYMAN

Owners Address: 3267 W. 2200 N. PLAIN CITY, UTAH 84404

Property Address: 3267 W. 2200 N. PLAIN CITY, UTAH 84404

**THIS PAGE NOT
FOR RECORDING**

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
1372666	1779	880	WARRANTY DEED	11/03/1995	11/07/1995
32319622	NA	NA	AFFDVT & DEATH CERT	24/02/2022	24/02/2022

Description:

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1019.6 FEET NORTH 1192.95 FEET WEST 638.30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION RUNNING THENCE WEST 150 FEET, THENCE NORTH 291 FEET TO THE SOUTH LINE OF COUNTY ROAD, THENCE EAST 150 FEET, THENCE SOUTH 291 FEET TO THE PLACE OF BEGINNING.

Grantor: PAUL JAMES BURNETT and MARIE CONNIE BURNETT

WHEN RECORDED, MAIL TO:

STEPHEN T. WAYMAN

3267 WEST 2200 NORTH

PLAIN CITY, UTAH 84404

Space Above for Recorder's Use

1372666 BK 1779 PG 880
DOUG CROFTS, WEBER COUNTY RECORDER
07-NOV-95 303 PM FEE \$10.00 DEP MH
REC FOR: BONNEVILLE, TITLE

41747-4W

THIS PAGE NOT FOR RECORDING

Warranty Deed

PAUL JAMES BURNETT and MARIE CONNIE BURNETT, husband and wife as joint tenants and not as tenants in common with full rights of survivorship of 3267 WEST 2200 NORTH, County of WEBER, State of Utah, hereby CONVEY and WARRANT to

STEPHEN T. WAYMAN and CLARA A. WAYMAN, husband and wife.

as joint tenants not as tenants in common with full rights of survivorship. of 3267 WEST 2200 NORTH County of WEBER, State of Utah for the sum of PLAIN CITY

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS *****

the following described tract of land in WEBER County, State of Utah, to-wit:

Part of the Southwest Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 1019.6 feet North 1192.95 feet West 638.30 feet North of the Southeast Corner of said Quarter Section running thence West 150 feet, thence North 291 feet to the South line of County Road, thence East 150 feet, thence South 291 feet to the place of beginning.

19-038-0053

WITNESS the hand of said grantor, this 3RD day of NOVEMBER, 1995.

Signed in the presence of

Paul James Burnett
PAUL JAMES BURNETT
Marie Connie Burnett
MARIE CONNIE BURNETT

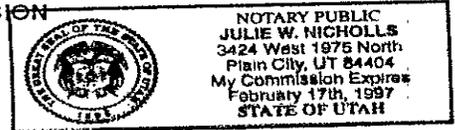
STATE OF UTAH,)
County of WEBER) ss.

On the 3RD day of NOVEMBER, 1995, personally appeared before me PAUL JAMES BURNETT and MARIE CONNIE BURNETT, husband and wife as joint tenants and not as tenants in common with full rights of survivorship the signers of the above instrument, who duly acknowledged to me that they executed the same.

Julie W. Nicholls
Notary Public.

My Commission expires 2-17-97 Residing in Plain City, UT

APPROVED FORM - UTAH SECURITIES COMMISSION





W3219622

Affidavit Death of Spouse

THIS PAGE NOT FOR RECORDING

State of Utah
County of Weber

I, **Stephen T Wayman**, being of legal age and being first duly sworn, depose and state as follows: **Clara Ann Wayman**, the decedent in the attached certificate of death or other document witnessing death is the same person as **Clara Ann Wayman** named as a party in the document dated: **07-November 1995** as entry: **1372666** in book **1779**, page **0880** in the records of the **Weber County Recorder**.

This affidavit is given to terminate the decedent's interest in the following described property located in Weber County, State of Utah: Residential home:

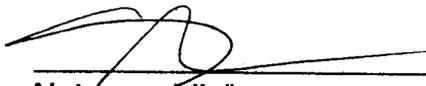
PART OF SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1019.6 FEET NORTH 1192.95 FEET WEST AND 638.30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE WEST 150 FEET; THENCE 291 FEET TO THE SOUTH LINE OF COUNTY ROAD; THENCE EAST 150 FEET; THENCE SOUTH 291 TO THE PLACE OF BEGINNING.

Date: FEB 24, 2022

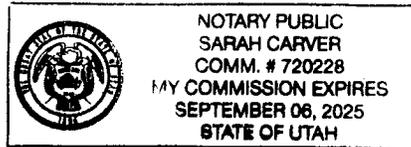
Stephen T Wayman

(Signature of affiant)

Subscribed to and sworn before me this 24th day of February, 2022



Notary public"



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2021020836

Clara Ann Wayman

THIS PAGE NOT
FOR RECORDING

DECEDENT INFORMATION

Date of Death:	November 23, 2021	Time of Death:	20:02
City of Death:	Ogden	County of Death:	Weber
Age:	74	Date of Birth:	February 1, 1947
Place of Birth:	Missoula, Montana	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Stephen Wayman	Usual Occupation:	Seamstress
Industry/Business:	Fashion Industry	Education:	Some College but No Degree
Residence:	Ogden, Utah	Father's Name:	David R Matti
Mother's Name:	Margaret Weber	Facility Type:	Home
Facility or Address:	3267 West 2200 North		

INFORMANT INFORMATION

Name:	Stephen Wayman	Relationship:	Spouse
Mailing Address:	3267 West 2200 North, Ogden, Utah 84404		

DISPOSITION INFORMATION

Method of Disposition: Cremation
 Place of Disposition: Lindquist's Crematory, Ogden, Utah
 Date of Disposition: December 7, 2021

FUNERAL HOME INFORMATION

Funeral Home: Aaron's Mortuary and Crematory
 Address: 496 24th Street, Ogden, Utah 84401
 Funeral Director: Mark A Cwalinski

MEDICAL CERTIFICATION

Certifying Physician: John Hemmersmeier MD, 5740 Crestwood Drive, South Ogden (Weber), Utah 84405

CAUSE OF DEATH

Metastatic Uterine Leiomyosarcoma and Its Complications [Onset: 1 Year]
 Tobacco Use: Non-user
 Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: November 29, 2021
 Date Issued: November 30, 2021

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
 Security features of this official document include: Intaglio Border, V & R images in-top cycloids, and intaglio microtext.
 This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.



Linda S. Winger
 Linda S. Winger, MSW, LCSW
 State Registrar
 Rev. 07/21



Brian Cowan
 Brian Cowan, MPH, LEHS
 Director/Health Officer
 County Health Department



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

QUITCLAIM DEED

Tax ID No. 19-038-0053

Pin No. NA

Project Name. 2200 NORTH STREET

Grantor (STEPHEN T. WAYMAN), owner of tax parcel #19-038-0053, 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



(STEPHEN T. WAYMAN), Grantor

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

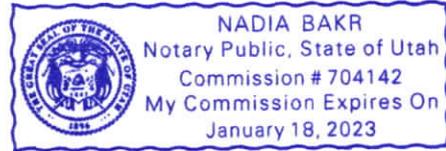
On this 31 day of October, in the year 20 22, before me,
Nadia Bakr a notary public, personally appeared
STEPHEN T. WAYMAN, the signer(s) of the foregoing instrument, who proved on the basis of
satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and duly acknowledged to me that (he/she/they) 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

OFFER TO PURCHASE RIGHT OF WAY

Project Name: 2200 North Street

Owner Name: Stephen T. Wayman

Property Address: 3267 W. 2200 N. Plain City, UT 84404

Parcel No: 2S

Tax Id: 19-038-0053

Project Location: 2200 North Street

The Weber County hereby makes you an offer of \$5,150.00 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 \$5,150.00. 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: OCT 31, 2022 By: 
Signature of Grantor/Owner

Date: _____ By: _____
Signature of Grantor/Owner

Date: October 17, 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: 19-038-0053
 Parcel No. 2S
 County of Property: WEBER
 Property Address: 3267 W.2200 N. Plain City, UT 84404
 Owner's Address: 3267 W. 2200 N. Plain City, UT 84404
 Owner / Grantor (s): Stephen T. Wayman
 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
2S	Land	900 SQFT	\$5.43	100 Residential	WEBER

VALUE OF THE TAKING

2S	----->	900 SQFT	\$5.43	100 x	Factor 1 =	Value \$4,887.00
----	--------	----------	--------	-------	------------	------------------

OTHER COSTS

2S	Improvements					\$250.00
2S	Rounding					\$13.00

NET AMOUNT: \$5,150.00

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 17, 2022

Nadia Bakr

Nadia Bakr / Acquisition Agent

DocuSigned by:

Gary Myers

10/19/2022

865F82C5F452492
 Weber County of County Representative



WEBER COUNTY

Weber County Administrative Compensation Estimate

Project Name: 2200 North Street
 Tax ID: 19-038-0053
 Parcel No. 2S
 County of Property: WEBER
 Property Address: 3267 W.2200 N. Plain City, UT 84404
 Owner's Address: 3267 W. 2200 N. Plain City, UT 84404
 Owner / Grantor (s): Stephen T. Wayman
 Grantee: Weber County

Parcel No.	Type	Size	Units	Price per Unit	%	PROPERTY USE	JURISDICTION
2S	Land	900	SQFT	\$5.43	100	Residential	WEBER

VALUE OF THE TAKING

2S	----->	900	SQFT	\$5.43	100	x	Factor	1	=	\$4,887.00
----	--------	-----	------	--------	-----	---	--------	---	---	------------

OTHER COSTS

2S	Improvements									\$250.00
2S	Rounding									\$13.00

TOTAL COMPENSATION:**\$5,150.00****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 COMPENSATIONDocuSigned by: **ACE APPROVAL***Gary Myers*

NAME: 865F8DCFF452492... AS AGENT FOR Weber County

10/19/2022

DATE OF APPROVAL

Nadia Bakr

Nadia Bakr (Consultant)

VALUE ESTIMATOR

TITLE

October 17, 2022

DATE OF ESTIMATE

COMPARABLE MARKET ANALYSIS				
	SUBJECT PROPERTY	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
ADDRESS	3267 W. 2200 N.	473 N. 2475 W.	1857 N. 2750 W.	327 N. 3600 W.
CITY/COUNTY	Plain City/Weber	Ogden/Weber	Plain City/Weber	Ogden/Weber
LAND SIZE (SF)	43,560	29,185	17,424	40,075
LAND SIZE (ACRE)	1.00	0.67	0.40	0.92
ZONING	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
SALES PRICE		\$132,500	\$135,000	\$159,900
SALES DATE		04/14/2021	12/17/2021	02/23/2021
\$/SF	\$5.43	\$4.54	\$7.75	\$3.99

The subject property is located at 3267 W. 2200 N. West in Plain City, Utah. A residence is located on the 1.00 acre parcel and is zoned residential. The property is located on the south side of 2200 N. and approximately 1.75 miles west of I-15. The subject property is comprised of Weber County Tax ID # 19-038-0053.

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 on top so it's more level with the road. In order to accomplish this work, an 900 square foot acquisition is needed.

Three 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 \$3.99 to \$7.75 per square foot, with an average of \$5.43 per square foot.

Based on the above summary of land sales, the subject parcel (as if vacant) is estimated at \$5.43/SF.

Parcel 2S: 900 SF x \$5.43/SF = \$4,887.00

Improvements = \$250.00

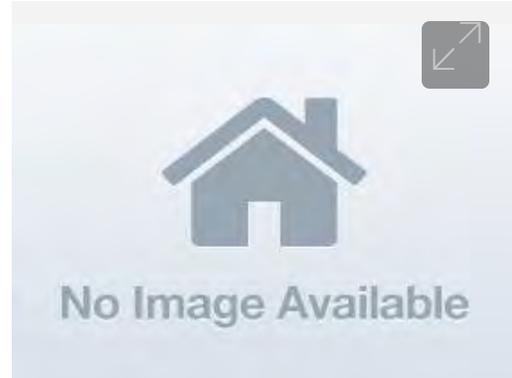
Total w/ Rounding = \$5,150.00

MLS# 1735330

Tour/Open: None
 Sold Price: \$132,500
 Original List Price: \$132,500
 Lease Price: \$0
 CDOM: 0
 DOM: 0
 CTDOM: 0
 Concessions: \$0
 Address: 473 N 2475 W
 NS/EW: 473 N / 2475 W
 City: Ogden, UT 84404
 County: Weber
 Plat: LAZY ACRES SUBDIVISI
 Tax ID: 15-655-0007 • History
 Zoning Code:
 School Dist:
 Sr High:
 Acre FT./Share: 0.00 |
 Wells: |
 Culinary Well Health Inspected:
 Prop Type: Residential
 Acres: 0.67
 Frontage: 100.0
 Side: 0.0
 Back: 0.0
 Irregular: Yes
 Facing: E
 Drv. Access
 Water Distance:
 Sewer Distance:
 Gas Distance:
 Usable Electric:
 Pressurized Irr.:
 Conn. Fees: Gas; Power; Sewer; Water
 Irrigation Co: Slaterville Irrigation
 Water: Culinary Available
 Exterior Feat.:
 Irrigation: See Remarks; Gravity
 Land Use:
 Utilities:
 Zoning:
 Possession: NEG
 Terms:
 CCR: Yes
 Lot Facts:
 Pre-Market:
 Township:
 Range:
 Section:
 Section Desc.:
 Driving Dir:
 Remarks: Water Shares held in trust by the HOA and shared/allocated based on lot size.
 Agt Remarks: Owner approached by buyer. Property not listed for sale to the public.
 HOA Remarks:
 Clos Remarks:

Status: Sold
 Price Per:
 Entry Date: 04/14/2021
 Contract Date: 04/14/2021
 Sold Date: 04/14/2021
 Sold Terms: Conventional

LOT #:
 Est. Taxes: \$1,370
 HOA Fee: \$0
 Elem:
 Other Schl:
 Acre FT./Share: 0.00 |
 Surface: |



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

\$4.54 PSF

Contact: Jonathan Pocock
 L/Agent: Jonathan Pocock
 L/Office: Paramount Real Estate
 B/Agent: Yvonne Tams
 B/Office: Rockwell Real Estate

Owner: A Flying Pigs Family Corp
 Contact Type: Agent
 Email: jp@explorehomeownership.com
 Email: yvonneatams@aol.com

Owner Type: Property Owner
 Ph 1: 801-448-3800
 Ph: 801-448-3800
 Ph: 801-350-1006
 Ph: 801-458-8168
 Ph: 801-458-8168
 Ph 2:
 Mobile: 801-448-3800
 Fax:
 Mobile: 801-458-8168
 Fax: 801-737-3033

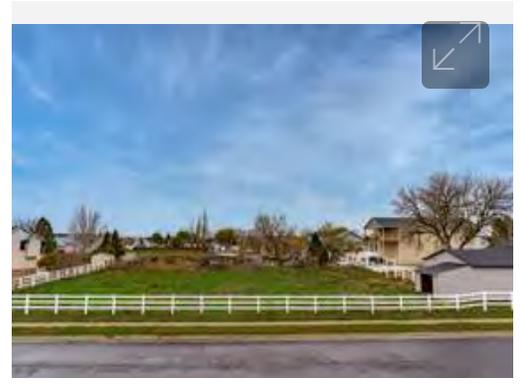
BAC: \$0.01
 Dual/Var: No
 List Type: Exclusive Right to Sell (ERS)
 Wtdrwn Dt:
 Off Mkt Dt:
 Exp Dt: 10/15/2021
 Comm Type: Gross

MLS# 1779537

Tour/Open: None
 Sold Price: \$135,000
 Original List Price: \$135,000
 Lease Price: \$0
 CDOM: 2
 DOM: 2
 CTDOM: 35
 Concessions: \$0
 Address: 1857 N 2750 W
 NS/EW: 1857 N / 2750 W
 City: Plain City, UT 84404
 County: Weber
 Plat:
 Tax ID: 15-768-0002 • History
 Zoning Code: R-15
 School Dist: Weber
 Sr High: Fremont
 Acre FT./Share: 0.00 |
 Wells: |
 Culinary Well Health Inspected:
 Prop Type: Residential
 Acres: 0.40
 Frontage: 140.0
 Side: 106.0
 Back: 166.0
 Irregular: No
 Facing: S
 Drv. Access
 Water Distance:
 Sewer Distance:
 Gas Distance:
 Usable Electric:
 Pressurized Irr.:
 Conn. Fees:
 Irrigation Co:
 Water:
 Exterior Feat.:
 Irrigation:
 Land Use:
 Utilities: Gas: Available; Power: Available; Sewer: Available
 Zoning: Single-Family
 Possession: Recording
 Terms: Cash; Conventional
 CCR:
 Lot Facts: Curb & Gutter
 Pre-Market:
 Township:
 Range:
 Section:
 Section Desc.:
 Driving Dir:
 Remarks: Build your dream home on this rare available single family lot in plain city!
 Agt Remarks:
 HOA Remarks:
 Clos Remarks: Sold less than market value

Status: Sold
 Price Per:
 Entry Date: 11/11/2021
 Contract Date: 11/12/2021
 Sold Date: 12/17/2021
 Sold Terms: FHA

LOT #:
 Est. Taxes: \$1,300
 HOA Fee: \$0
 Elem: Farr West
 Other Schl:
 Acre FT./Share: 0.00 |
 Surface: |



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

\$7.75 PSF

Contact: Cody Johnson	Owner: Vreeland Real Estate	Owner Type: Owner/Agent
L/Agent: Cody Johnson	Contact Type: Agent	Ph 1: 801-503-1939
L/Office: Equity Real Estate - Premier Elite Branch	Email: johnsonstatesrei@gmail.com	Ph: 801-503-1939
B/Agent: Shanci Maw	Email: Shanci@myutahagents.net	Ph: 801-529-2599
B/Office: My Utah Agents		Ph: 801-458-6467

BAC: 3%	Dual/Var: No	List Type: Exclusive Right to Sell (ERS)	Comm Type: Gross
Wthdrwn Dt:	Off Mkt Dt:	Exp Dt: 05/11/2022	

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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:



