



Date: March 24, 2022

To: Weber County Board of County Commissioners

From: Ronna Tidwell
Community Development Department

Agenda Date: March 29, 2022

Subject: **Request for approval to sell a part of surplus property identified as Parcel #05-112-0051.**

Attachments: A - Aerial Vicinity Map
B - Dedication Plat – 1890 F.T. Sanford’s Subdivision
C – Tax Sale Record
D – Real Estate Purchase and Sale Agreement
E – Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID# 05-112-0051, was acquired by the County through a tax sale process and deed executed in 2019. The parcel contains approximately 2,242 square feet and is located on a mid-block alley, near 3222 Pingree Avenue, in Ogden City. This parcel is described as being a part of an unnumbered lot in the F.T. Sanford’s Subdivision. See Attachment A for a vicinity map and Attachment B for the official dedication plat that created the parcel. See Attachment C for the tax sale record.

The Community Development Department contacted the adjacent property owner, asking if there was an interest in purchasing the northernmost 2,242 square feet of the subject parcel. The adjacent property owner has agreed to purchase the northernmost 2,242 square feet of the subject parcel. The Community Development Department has worked with the county surveyor’s office and the county assessor’s office so that this smaller (divided) parcel can be created and an appropriate value can be determined. The fair market value of the 2,242 square foot parcel is \$1,500.00. The remaining parcel will be offered to two other adjacent homeowners.

Weber County has no intended use for this property; therefore, the County Commission reviewed and declared this property to be surplus during a public meeting held on December 21, 2021.

All standards and requirements found in the County’s surplus property code (Title 2, Chapter 21 – Disposal of Surplus Property) have been met and the existing legal description has been reviewed by the Weber County Surveyor’s Office. The Surveyor’s Office has also prepared a legal description that is appropriate for use in the proposed purchase agreement and quit claim deed. See Attachment D for a purchase agreement and Attachment E for a quit claim deed that can facilitate the sale if approved.

Property Description:

Part of Parcel #05-112-0051

A PORTION OF THE DESCRIBED PARCEL OF LAND DEFINED BY TAX DEED, RECORDED AS ENTRY NUMBER 2986819, LIMITED TO THE AREA LYING BETWEEN AN EASTWARD EXTENSION OF THE NORTH LINE OF LOT 8 AND THE SOUTH LINE OF LOT 10, BLOCK 1 SOUTH PARK ADDITION TO OGDEN CITY, ALSO BEING THE NORTH AND SOUTH LINES OF PARCEL 04-050-0004 AS DEFINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 1247069.

EXCLUDING THEREFROM ANY PORTION LYING WITHIN THE ALLEYWAY DEDICATED TO OGDEN CITY BY F.T. SANFORD'S SUBDIVISION.

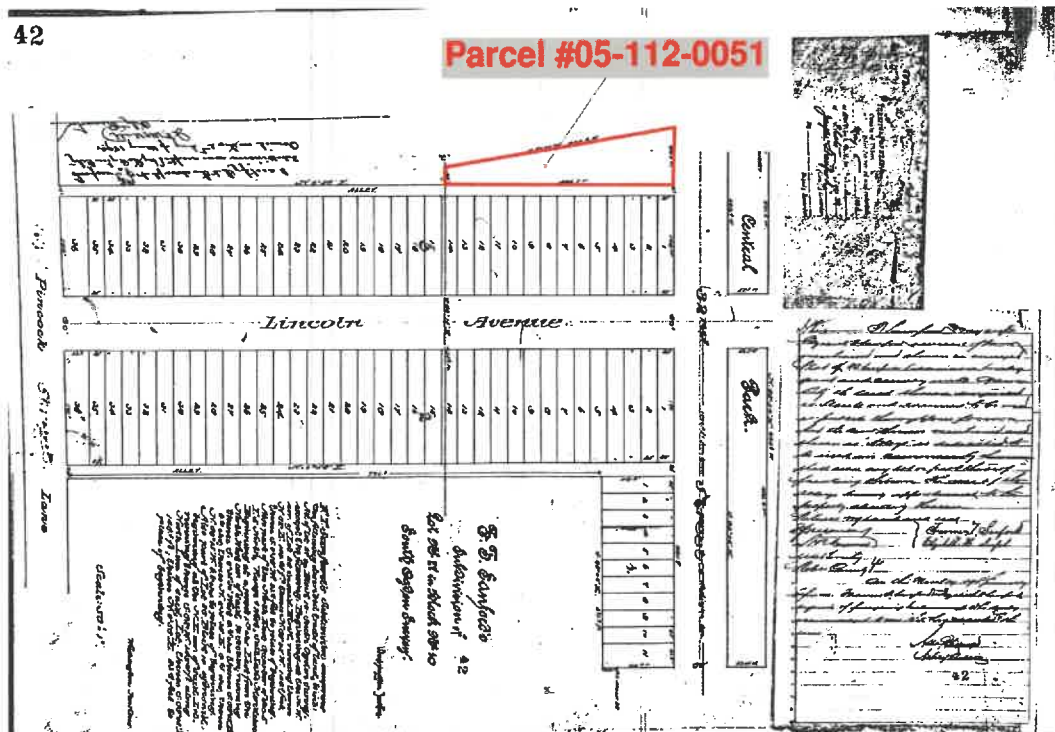
DESCRIPTION FROM TAX DEED RECORDED AS ENTRY NUMBER 2986819:

PART OF THE UNNUMBERED LOT IN F.T. SANFORD'S SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF SOUTH LINE OF 32ND STREET AND THE EAST LINE OF ALLEY; SAID BEGINNING BEING 148 FEET WEST FROM THE INTERSECTION OF THE SOUTH LINE OF 32ND STREET AND THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTH 0°58' WEST ALONG THE EAST LINE OF SAID ALLEY 345.30 FEET; THENCE NORTH 89°15' WEST 25.13 FEET; THENCE NORTH 8°45' WEST 168.4 FEET; THENCE EAST TO THE WEST LINE OF THE ALLEY; THENCE NORTH 182.9 FEET, MORE OR LESS, TO THE SOUTH LINE OF 32ND STREET; THENCE EAST ALONG SAID LINE OF 32ND STREET TO THE PLACE OF BEGINNING.

Attachment A



Attachment B



Attachment C



TAX DEED



"W2986819"

The fee simple title to the property described in this entry and previously owned by:

REEDER, BART

was sold and conveyed to the County of Weber on May 23, 2019 in payment of general taxes charged against the property as shown below. (It was offered at the tax sale and struck off to the county as no bids were placed.)

05-112-0051 11 PART OF THE UNNUMBERED LOT IN F.T. SANFORD'S SUBDIVISION,
 12 OGDEN CITY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS:
 ds DR 13 BEGINNING AT THE INTERSECTION OF SOUTH LINE OF 32ND STREET
 14 AND THE EAST LINE OF ALLEY; SAID BEGINNING BEING 148 FEET WEST
 CM 15 FROM THE INTERSECTION OF THE SOUTH LINE OF 32ND STREET AND
 BST 16 THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTH 0D58' WEST ALONG
 BT 17 THE EAST LINE OF SAID ALLEY 345.30 FEET; THENCE NORTH 89D15'
 18 WEST 25.13 FEET; THENCE NORTH 8D45' WEST 168.4 FEET; THENCE
 19 EAST TO THE WEST LINE OF THE ALLEY; THENCE NORTH 182.9 FEET,
 20 MORE OR LESS, TO THE SOUTH LINE OF 32ND STREET; THENCE EAST
 21 ALONG SAID LINE OF 32ND STREET TO THE PLACE OF BEGINNING.

| Year | Tax Area | General Charges | Direct Charges | Penalties | Interest | Total |
|------|----------|-----------------|----------------|-----------|----------|--------|
| 2018 | 25 | 19.97 | .00 | .00 | .66 | 20.63 |
| 2017 | 25 | 21.38 | .00 | .00 | 2.15 | 23.53 |
| 2016 | 25 | 21.75 | 248.00 | 10.00 | 46.78 | 326.53 |
| 2015 | 25 | 21.31 | .00 | .00 | 5.06 | 26.37 |
| 2014 | 25 | 21.70 | 155.00 | .00 | 54.32 | 231.02 |

Grand Total 628.08

EX 2986819 PG 1 OF 1
 LEANN H KILTS, WEBER COUNTY RECORDER
 19-JUN-19 447 PM FEE \$0.00 DEP DC
 REC FOR: WEBER COUNTY CLERK/AUDITOR

Ricky Hatch, the duly elected, qualified and acting County Clerk/Auditor in and for Weber County, State of Utah, declares that the above and foregoing instrument was signed in behalf of said county by authority of Section 59-2-1351, Utah Code.

Ricky Hatch
 Ricky Hatch, CPA
 Weber County Clerk/Auditor



Date: 6/19/2019

**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND ALICIA C. STONE**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the ____ day of _____, 2022, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Alicia C. Stone whose principal address is 3222 Pingree Avenue, Ogden, Utah. 84401 (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 December 21, 2021; and

WHEREAS, Buyer desires to purchase such property according to the terms and conditions more particularly set forth herein; and

NOW THEREFORE, it is hereby acknowledged and agreed by and between the parties hereto as follows:

**SECTION ONE
DESCRIPTION OF PROPERTY**

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

A PORTION OF THE DESCRIBED PARCEL OF LAND DEFINED BY TAX DEED, RECORDED AS ENTRY NUMBER 2986819, LIMITED TO THE AREA LYING BETWEEN AN EASTWARD EXTENSION OF THE NORTH LINE OF LOT 8 AND THE SOUTH LINE OF LOT 10, BLOCK 1 SOUTH PARK ADDITION TO OGDEN CITY, ALSO BEING THE NORTH AND SOUTH LINES OF PARCEL 04-050-0004 AS DEFINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 1247069.

EXCLUDING THEREFROM ANY PORTION LYING WITHIN THE ALLEYWAY DEDICATED TO OGDEN CITY BY F.T. SANFORD'S SUBDIVISION.

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**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is One Thousand Five Hundred Dollars (\$1,500.00). The County shall convey the real property to Buyer by Quit Claim Deed upon receipt of the full purchase price.

**SECTION THREE
INDEMNIFICATION**

Buyer agrees to defend, indemnify, and hold harmless County, its officers, agents, and employees for and against any claims or suits that arise as a result of this purchase and sale transaction.

**SECTION FOUR
NO WARRANTIES**

The County does not warrant or guarantee that the property is free from easements, covenants, mortgages, liens, or other encumbrances, nor does the County make any other covenants or warranties concerning the property.

**SECTION FIVE
GOVERNING LAW**

The laws of the State of Utah shall govern the validity, construction, enforcement, and interpretation of this Agreement.

**SECTION SIX
ENTIRE AGREEMENT**

This Agreement constitutes the entire Agreement by and between the parties hereto with respect to the subject matter hereof, and no other statement, whether written or oral, shall be deemed a part of this Agreement unless specifically incorporated herein by reference. This Agreement supersedes any and all other agreements, negotiations, or understandings between the parties.

IN WITNESS WHEREOF the undersigned have affixed their respective signatures hereto on the dates indicated below.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
Scott K. Jenkins, Chair

Commissioner Froerer voted _____
Commissioner Harvey voted _____
Commissioner Jenkins voted _____

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This _____ day of _____, 2022.

BUYER(S):

Alicia C. Stone
Signature
ALICIA C. STONE
Print

Subscribed and sworn to before me, Ronna Tidwell,
this 22 day of March, 2022.

Ronna Tidwell
Notary Public



Mail Tax Notice To:
Alicia C. Stone
3222 Pingree Avenue
Ogden, Utah 84401

QUIT CLAIM DEED

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

Part of Parcel #05-112-0051

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BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: _____
Scott K. Jenkins, Chair

I hereby certify that the sale and transfer of the above property was duly approved at a regularly scheduled meeting of the Board of County Commissioners on the ____ day of _____, 20____.

Ricky Hatch, CPA
Weber County Clerk/Auditor

seal

THE FOLLOWING IS A REQUEST TO COMBINE PROPERTIES

Alicia C. Stone, Grantor, of Weber County, Utah, hereby quit claim to Alicia C. Stone, Grantee, of Weber County, Utah, the following described tract(s) of land in Weber County, State of Utah, with the intent to combine the parcels under a single tax identification number for tax purposes, and hereby request that the Weber County Recorder combine the parcels:

Tax ID# 04-050-0004

ALL OF LOTS 8, 9, AND 10, BLOCK 1, SOUTH PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

Tax ID# (None as of date of conveyance.)

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IN WITNESS WHEREOF, the said grantor(s) have hereunto set their hand(s) this _____ day of _____, A.D. 20____.

Alicia C. Stone

State of Utah)

County of Weber)

On the _____ day of _____, 20____ personally appeared before me,

Alicia C. Stone

the signers of the instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

Residing At: _____

My Commission Expires: _____