



Date: January 31, 2023
To: Weber County Board of County Commissioners
From: Scott Mendoza
Community Development Department
Agenda Date: February 7, 2023
Subject: **Request for approval to sell surplus property identified as Parcel #09-566-0011.**
Attachments: A - Aerial Vicinity Map
B - Dedication Plat (Park Ridge Subdivision, Roy City)
C - Real Estate Purchase and Sale Agreement
D - Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID #09-566-0011, was acquired by the County through a tax sale process and deed executed in 2019. The parcel contains 5,244 square feet and is located at approximately 4275 West and 5825 South, in Roy City. This parcel is described as Parcel A of the Park Ridge Subdivision. See Attachment A for a vicinity map and Attachment B for the official dedication plat that created the parcel.

The County has been contacted by a local utility company which originally requested that the county consider granting a utility easement but the company is now interested in purchasing the subject parcel. The Community Development Department first provided Roy City with an opportunity to purchase the parcel; however, the city declined. In addition, the city has recorded a document that states that the city is not interested in owning the parcel.

Weber County has no intended use for this parcel; therefore, the County Commission reviewed and declared it to be surplus property during a public meeting held on November 2, 2021. Parcel A's value, as determined by the Weber County Assessor's Office, is \$24.00.

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 legal description has been reviewed by the County Surveyor's Office. See Attachment C for a proposed purchase agreement and Attachment D for a proposed quit claim deed.

Property Description:

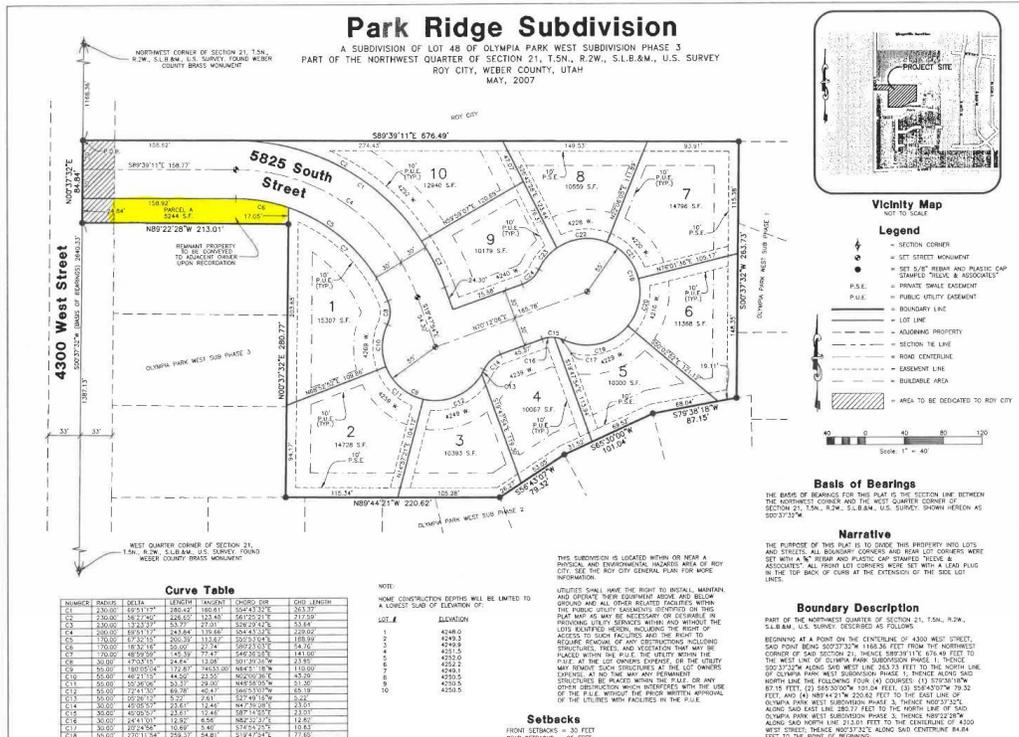
09-566-0011

ALL OF PARCEL A, PARK RIDGE SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH.

Attachment A



Attachment B



Attachment C

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REAL ESTATE PURCHASE AND SALE AGREEMENT BY AND BETWEEN WEBER COUNTY AND CONNEXT LLC

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the _____ day of _____ 2023, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Connex, LLC, a Utah limited liability company, located at 2655 G 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 November 2nd, 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:

Land serial number: 09-566-0011

ALL OF PARCEL A, PARK RIDGE SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH.

SECTION TWO PURCHASE PRICE AND TERMS

The purchase price for the above described property is Twenty-Four Dollars (\$24.00). The County shall convey the real property to Buyer by Quit Claim Deed upon receipt of the full purchase price.

Attachment C

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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.

Witness the hand of said Grantor this _____ day of _____, 2023.

Connex, LLC

STATE OF UTAH)
 :ss
COUNTY OF Weber County)

Attachment C

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

Witness my hand and official seal.

Notary Public
My Commission Expires:

SEAL

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
Gage H. Froerer, Chair

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

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2023.

Attachment D

Mail Tax Notice To:

Connex LLC
c/o Craig Brown
2655 G Avenue
Ogden, Utah 84401

QUIT CLAIM DEED

Weber County, a political subdivision of the State of Utah, Grantor, of 2380 Washington Blvd., Ogden, UT, 84401, hereby quit claims to Connex LLC, a Utah limited liability company, Grantee, at 2655 G Avenue, Ogden, Utah 84401, for good and valuable consideration, the following described tract of land in Weber County, Utah, to wit:

The real property is described as follows:

Land Serial Number: 09-566-0011

ALL OF PARCEL A, PARK RIDGE SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

Gage H. Froerer, Chair

I hereby certify that the sale and transfer of the property described herein was duly approved at a regularly scheduled meeting of the Board of County Commissioners on the ____ day of _____, 2023.

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

seal