



Date: January 20, 2021

To: Weber County Board of County Commissioners

From: Scott Mendoza
Community Development Department

Agenda Date: January 26, 2021

Subject: **Request for approval to sell surplus property identified as Parcel #23-013-0225.**

Attachments: A – Vicinity Map (Aerial Photo) and Recorder’s Ownership Plat
B – Weber County Tax Sale Record
C – Opinion of Value Letter
D – Sourdough Wilderness Ranch Offer
E – Real Estate Purchase and Sale Agreement
F – Quit Claim Deed

Summary:

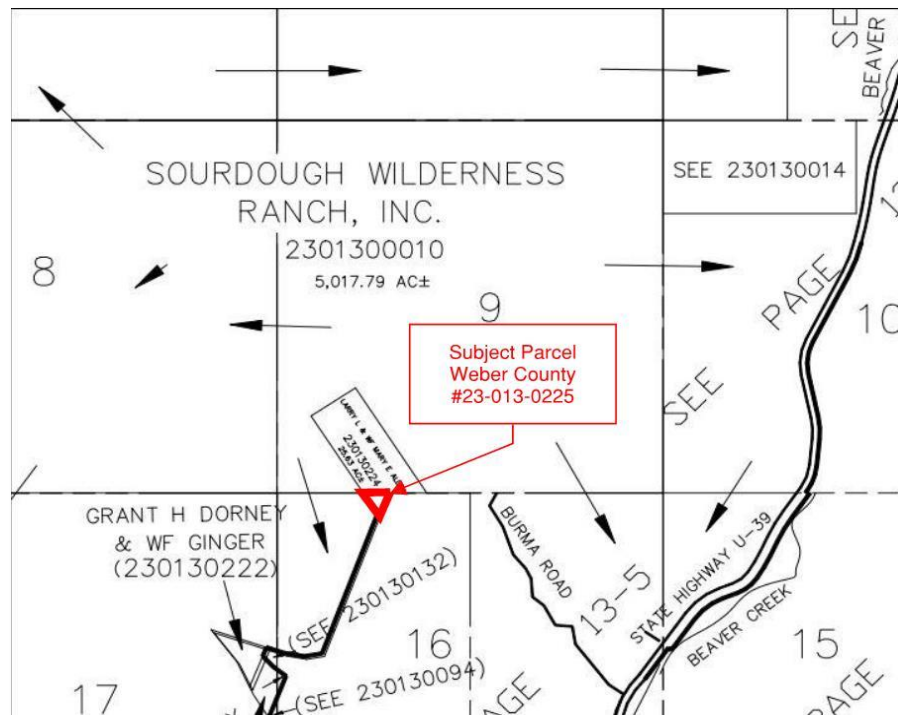
The Weber County owned parcel, identified as Tax ID #23-013-0225, was acquired by the County due to no one purchasing the property at a tax sale in 1994. The property consists of approximately 1.44 acres and is located in a mountainous area near the Sourdough Wilderness Ranch. See Attachment A for parcel maps. See Attachment B for the County tax sale record.

The County was contacted by an adjacent property owner and was asked if the County would consider selling this property. The Community Development Department (CDD) sent letters to all three adjacent property owners (due to them being preferential interest holders) with the intent of offering an equally opportunity to all of them. The Department received a response from two of them, stating that they were interested in purchasing the parcel. According to Weber County Code §2-21-2(4)(a), the County is required to receive at least market value. Due to the parcel having an assessed value of \$20,324.00 (greater than \$10,000), the CDD was required to obtain an “opinion of value” letter from a licensed real estate broker. The fair market value, as determined by a local broker, is \$8,000.00. See Attachment C for the Opinion of Value Letter.

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 January 12th, 2021. The purchase price is \$15,251.00, which is the result of having the two interested parties submit a sealed bid. Sourdough Wilderness Ranch Inc. was the adjacent landowner that submitted the highest bid. See Attachment D for the Sourdough Ranch offer.

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 E for the purchase agreement and Attachment F for the quit claim deed and legal description.

Attachment A



Attachment B

23-013-0225
 GRAND T. GRAZING ASSOCIATION
 INC
 2568 WASHINGTON BLVD
 OGDEN UT 84401

SERIAL NUMBER 23-013-0225
 84401

PART OF THE NORTHWEST QUARTER OF SECTION 167, TOWNSHIP 7 NORTH,
 RANGE 10 WEST, COUNTY LAKE, BASE AND MERIDIAN, WEST NORTH QUARTER,
 NORTH LINE OF ROAD SECTION 167, TOWNSHIP 7 NORTH, RANGE 10 WEST,
 CORNER NORTH 320 FT. WEST 415.68 FEET TO NORTH LINE OF SECTION 167,
 THENCE S24.51° 35' 7.6" WEST TO THE PLACE OF BEGINNING.

88	GENERAL TAX CHARGE	51.86	
	PENALTY CHARGE ONE	10.00	
	INTEREST	241.22	88 TOTAL 598.56
89	GENERAL TAX CHARGE	52.01	
	PENALTY CHARGE ONE	10.00	
	INTEREST	351.49	89 TOTAL 97.52
90	GENERAL TAX CHARGE	50.80	
	PENALTY CHARGE ONE	26.27	90 TOTAL 98.05
91	GENERAL TAX CHARGE	56.50	
	PENALTY CHARGE ONE	15.13	91 TOTAL 81.46
92	GENERAL TAX CHARGE	82.46	
	PENALTY CHARGE ONE	10.00	
	TAX SALE FEES OWED	26.98	92 TOTAL 239.24
93	GENERAL TAX CHARGE	83.79	
	PENALTY CHARGE ONE	10.00	
	INTEREST	25.96	93 TOTAL 76.45
		94 TOTAL	17181.29

CLERK / TREASURER
 OFFICIAL SEAL
 WEBER COUNTY

THE COMPLETE TITLE TO THE PROPERTY
 DESCRIBED IN THIS ENTRY WAS ON THE
 1 DAY OF MAY 25, 1994, SOLD AND CONVEYED
 TO WEBER COUNTY AS PART OF THE
 GENERAL LIQUIDATION AGAINST THE
 SAME IN THE AMOUNT OF \$ 11,972.77

GREG W. HAYS AUDITOR/CLERK/TREASURER
 WEBER COUNTY

EB 1295661 861718 202526
 DAVIS CRAFTS WEBER COUNTY RECORDER
 07-JUN-24 10:15 AM FEE \$ 30 DEF AS
 REC PUR: WEBER COUNTY AUDITOR



Attachment C

January 15, 2021

Scott Mendoza
Project Coordinator
Weber County Community Development Department
444 24TH Street
Ogden, UT 84401

RE: Opinion of Value
Parcel# 23-013-0225

Dear Mr. Mendoza

I have been asked to provide you with an Opinion of Value for Tax ID #23-013-0225 a 1.44 acre parcel located in Bever Creek Estates. The property has recreational usage and is landlocked with no access or right of way noted. Based on current market conditions and available like sold properties that have occurred in the marketplace, it is my opinion that current market range of value is between **\$8,000 - \$10,000**.

Please feel free to contact me with any additional questions.

Regards,

A handwritten signature in blue ink, appearing to read 'Casey Froerer'.

Casey Froerer
Principal Broker
Century 21 Gage Froerer & Associates
Office (801) 621-0505
Mobile (801) 698-4312

CENTURY 21® Gage Froerer &
Associates, Inc.

801.621.0505 2641 Washington Blvd. Ste 101 www.c21utah.com

Each Office is Independently Owned and Operated.

Attachment D



1150 N. HWY 89 SUITE B
HARRISVILLE, UT 84404
801-773-3348
sourdoughranch@gmail.com

Weber County Community Development
2380 Washington Blvd., Suite 250
Ogden, UT 84401

December 18, 2020

RE: Real estate bid & sales agreement between
Weber County & Sourdough Wilderness Ranch
Land serial number: 23-013-0225.

To whom it may concern;

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

Land serial number: 23-013-0225.

Whereas, Sourdough Wilderness Ranch desires to purchase such property according to the terms & condition set forth.

The bid price for the above described property is \$15,251. If Sourdough bid is accepted, the county shall convey the real property to buyer by Quit Claim Deed upon receipt of the full purchase price.

A handwritten signature in black ink, appearing to read "Richard E. Day". The signature is written in a cursive style with a large, looping initial "R".

Richard E. Day
Sourdough Wilderness Ranch President

Attachment E

REAL ESTATE PURCHASE AND SALE AGREEMENT BY AND BETWEEN WEBER COUNTY AND SOURDOUGH WILDERNESS RANCH INC.

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the 26th day of January 2021, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Sourdough Wilderness Ranch Inc., whose principal address is 1150 N Highway 89, Suite B, Harrisville, Utah. 84404 (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 12th, 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: 23-013-0225

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING ON NORTH LINE OF SAID SECTION 1102.94 FEET WEST OF NORTH QUARTER CORNER, AND RUNNING THENCE SOUTH 21D00' WEST 369.0 FEET; THENCE NORTH 33D14' WEST 415.68 FEET TO NORTH LINE OF SECTION; THENCE EAST 357.96 FEET TO THE PLACE OF BEGINNING.

SECTION TWO PURCHASE PRICE AND TERMS

The purchase price for the above described property is Fifteen Thousand Two Hundred and Fifty One Dollars (\$15,251.00). 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 _____
James H. "Jim" Harvey, Chair

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

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of January, 2021.

BUYER(S):

Richard E Day President
Signature

Richard E Day
Print

Vicky Stuart 1st Vice
Signature

Vicky Stuart
Print

Subscribed and sworn to before me, Richard E Day,
this 11 day of January, 2021.

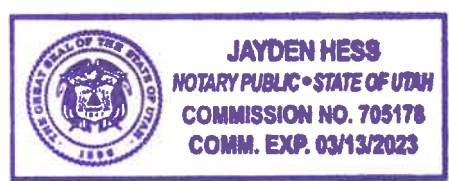
[Signature]
Notary Public

In the County of Weber, State of Utah, Subscribed
and sworn to before me this 11 day of January, 2021 by
Richard E Day



[Signature]
Notary Signature and seal

In the County of Weber, State of Utah, Subscribed
and sworn to before me this 12th day of Jan., 2021 by
Vicky Stuart



[Signature]
Notary Signature and seal

Attachment F

RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:

Sourdough Wilderness Ranch Inc.
1150 North Highway 89, Suite B
Harrisville, UT 84404

MAIL TAX NOTICE TO:

Sourdough Wilderness Ranch Inc.
1150 North Highway 89, Suite B
Harrisville, UT 84404

QUIT CLAIM DEED

Weber County Corporation, Grantor, of 2380 Washington Blvd., Ogden, UT, 84401, hereby quit claims to Sourdough Wilderness Ranch Inc., Grantee, at 1150 North Highway 89, Suite B, Harrisville, UT 84404, for the sum of Ten Dollars (\$10.00) and other 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: 23-013-0225

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING ON NORTH LINE OF SAID SECTION 1102.94 FEET WEST OF NORTH QUARTER CORNER, AND RUNNING THENCE SOUTH 21D00' WEST 369.0 FEET; THENCE NORTH 33D14' WEST 415.68 FEET TO NORTH LINE OF SECTION; THENCE EAST 357.96 FEET TO THE PLACE OF BEGINNING.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

James H. "Jim" Harvey, 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 26th day of January, 2021.

Ricky D. Hatch, CPA
Weber County Clerk/Auditor