

Date: April 16, 2026  
To: Weber County Board of County Commissioners  
From: Ronna Tidwell  
Community Development Department  
Agenda Date: Apr 21, 2026  
Subject: **Request the approval to sell surplus property identified as parcel 22-023-0131**  
Attachments: A - Aerial Vicinity Map  
B - Ownership Plat  
C – Real Estate Purchase Agreement  
D – Quit Claim Deed

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**Summary:**

A Weber County owned parcel of land, identified as Tax ID #22-023-0131, was acquired by the County through a tax sale process and deed executed in June of 1996. The parcel contains 914 sf and is located approximately at the rear of 2880 N Abbeyon Dr, Eden, UT 84310. See Attachment A for a vicinity map and Attachment B for the County Recorder's ownership plat map.

The County was approached by an adjacent property owner with interest in purchasing the subject parcel. The adjacent property owner has considered purchasing.

Weber County has no intended use for this property; therefore, it is recommended by the County Commissioner's that the parcel be declared as surplus and offered the adjacent property owner of interest for \$1,049.00. 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:**

22-023-0131

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING NORTH 1627.5 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 89D10'00" WEST 5.35 FEET, THENCE SOUTH 170.87 FEET, THENCE NORTH 72D52'21" EAST 5.35 FEET, THENCE NORTH 170.87 FEET TO THE POINT OF BEGINNING.

### Attachment A



### Attachment B

S.E. 1/4  
 SECTION 29, T.7N., R.1E., S.L.B. & M.  
 IN WEBER COUNTY  
 SCALE 1" = 200'  
 SEE PAGE 23-2



**REAL ESTATE PURCHASE AND SALE AGREEMENT  
BY AND BETWEEN WEBER COUNTY AND COREY D ANDEN**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the \_\_\_\_ day of \_\_\_\_\_, 2026, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Corey D Anden, of Eden, Utah (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 April 7, 2026; and

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

**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:

22-023-0131

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING NORTH 1627.5 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 89D10'00" WEST 5.35 FEET, THENCE SOUTH 170.87 FEET, THENCE NORTH 72D52'21" EAST 5.35 FEET, THENCE NORTH 170.87 FEET TO THE POINT OF BEGINNING.

**SECTION TWO  
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is One thousand and forty-nine dollars (\$1,049.00). 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.



Mail Tax Notice To:  
Corey D Anden  
PO BOX 148  
2880 N Abbeyon Dr  
Eden, UT 84310

## QUIT CLAIM DEED

**WEBER COUNTY CORP**, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:  
**Corey D Anden**, Grantee, of 2280 N Abbeyon Dr, Eden, UT 84310, the following described tract(s) of land in Weber County, State of Utah:

22-023-0131

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING NORTH 1627.5 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 89D10'00" WEST 5.35 FEET, THENCE SOUTH 170.87 FEET, THENCE NORTH 72D52'21" EAST 5.35 FEET, THENCE NORTH 170.87 FEET TO THE POINT OF BEGINNING.

BOARD OF COUNTY COMMISSIONERS  
OF WEBER COUNTY

By: \_\_\_\_\_  
Gage 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Ricky Hatch, CPA  
Weber County Clerk/Auditor

seal