



Weber County

REAL ESTATE PURCHASE CONTRACT

Project No: LG_WC_2550South_WFRC-51 Parcel No.(s): 154:C

Pin No: 880021 Job/Proj No: Project Location: WACOG_2550 South_2700 W to 4700 W
County of Property: WEBER Tax ID(s) / Sidwell No: 15-091-0002
Property Address: 2792 South 3925 West OGDEN UT, 84401
Owner's Address: 2792 South 3925 West, OGDEN, UT, 84401
Primary Phone: 801-710-7285 Owner's Home Phone: (801)710-7285 Owner's Work Phone:
Owner / Grantor (s): Terry Kent Anderson & Patricia Anne Anderson as Joint Tenants

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Terry Kent Anderson & Patricia Anne Anderson as Joint Tenants ("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 154:C, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. The County shall pay and Owner accepts \$1,100 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.

T.K.A. P.A.
Grantor's Initials



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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. CORRIDOR PRESERVATION TERMS

11.1 This is a voluntary sale to the County. The County is not acquiring this property by condemnation or through the use of eminent domain powers.

11.2 As this is a voluntary sale for corridor preservation purposes, Owner waives any right of first consideration regarding the sale by the County of any surplus property not used for the proposed highway or other transportation projects. All amounts paid under this Contract are, and shall be, a final settlement of all claims for compensation, including severance damages known and unknown. The provisions of this Section 11.2 shall survive Closing.

11.3 By signing this Contract, Owner acknowledges it has received notice that because the Owner has agreed to sell

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the property to a governmental entity on a voluntary basis (1) if this is greenbelt property, the County will pay any rollback taxes; and (2) Owner is not eligible to receive relocation assistance under Utah Code, Title 57, Chapter 12, Utah Relocation Assistance Act. Owner further acknowledges that it has received notice that if Owner does not sell the property to a governmental entity on a voluntary basis and a governmental entity later acquires the property under eminent domain or under the threat or imminence of eminent domain proceedings: Owner may be eligible to receive relocation assistance under Utah Code, Title 57, Chapter 12, Utah Relocation Assistance Act.

12. ADDITIONAL TERMS (IF APPLICABLE):

CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the Purchase Contract;

Buyer's Agent / Brokerage, / Shannon Wixom/WLC Consulting, LLC, represents purchaser.

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**SIGNATURE PAGE TO
 WEBER COUNTY
 REAL ESTATE PURCHASE CONTRACT**

Authorized Signature(s):

Terry Kent Anderson Patricia Anne Anderson Mar. 10, 2023
 Print Name: _____ Date

Terry K. Anderson March 10 2023 Patricia Anne Anderson Mar. 10, 2023
 100% Terry Kent and Patricia Anne Anderson - _____ Date _____ Date
 OWNER(s)

WEBER COUNTY

 County Representative Date
 Local Government Authority

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Exhibit A (Attach conveyance documents)

T.K. P.A.
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WHEN RECORDED, MAIL TO:
Weber County
2380 Washington Blvd., Suite 240
Ogden, UT 84401

"Exhibit A"

Warranty Deed
Weber County

Tax ID. No. 15-091-0002
Pin No. 880021
Parcel No. WC_2550S:154:C
Project No. LG_WC_2550S

Terry Kent Anderson and Patricia Anne Anderson as Joint Tenants, Grantors, of Ogden, County of Weber, State of Utah, hereby CONVEYS AND WARRANTS to WEBER COUNTY, at 2380 Washington Blvd. Ogden, UT 84401, Grantee, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Weber County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of land, situate in the NE1/4 of NW1/4 of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of 2550 South Street, Weber County, State of Utah also known as Project No. LG_WC_2550S_WFRC-51. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast Corner of the said NE1/4 of NW 1/4 of Section 33 and running thence S.01°07'02"W. 40.00 feet along the East line of the said NW 1/4 and grantors east property line; thence N.89°10'04"W. 16.50 feet to grantors West property line; thence N.01°07'02"E. 40.00 feet along said West property line to the North line of the said NW ¼ and grantors North property line; thence S.89°10'15"E. 16.50 feet along said North line to the point of beginning.

The above described parcel of land contains 660 square feet or 0.015 acre, of which 544 square feet or 0.013 acre are now occupied by the existing highway. Balance 115 square feet or 0.003 acre.

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INDIVIDUAL RW-01 (11-01-03)

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

STATE OF)	_____
) ss.	Terry Kent Anderson
COUNTY OF)	_____
		Patricia Anne Anderson

On the date first above written personally appeared before me, _____, the signer(s) of the within and foregoing instrument, who duly acknowledged to me that (s)he executed the same.

Notary Public