



Weber County

REAL ESTATE PURCHASE CONTRACT

Project No: LG_WC_2550South_WFRC-51 Parcel No.(s): 164: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: 15-088-0018

Property Address: 3771 W. 2550 S. OGDEN UT, 84401

Owner's Address: 3771 W. 2550 S., OGDEN, UT, 84401

Primary Phone: 435-229-6284

Owner's Home Phone: (435)229-6284

Owner's Work Phone:

Owner / Grantor (s): Dean R. Stauffer as Trustee of the Dean Ray Stauffer Trust dated May 19, 2006 and Nola L. Stauffer as Trustee of the Nola Lemmon Stauffer Trust dated May 5, 2004

IN CONSIDERATION of the mutual promises herein and subject to approval of the Local Government Authority, Dean R. Stauffer as Trustee of the Dean Ray Stauffer Trust dated May 19, 2006 and Nola L. Stauffer as Trustee of the Nola Lemmon Stauffer Trust dated May 5, 2004 ("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 164:C, more particularly described in Exhibit A, which is attached hereto and incorporated herein.
- 2. PURCHASE PRICE.** The County shall pay and Owner accepts \$56,500 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): **Temporary sprinkling system, reconfigure sprinkling system/valve box, replace fencing.**
- 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.


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


Grantor's Initials



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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.


Grantor's Initials



WEBER COUNTY

Weber County

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

Authorized Signature(s):

NOLA LEMMON STAUFFER

Print Name:

9-26-22

Date

Nola Lemmon Stauffer 9-26-22

100% Dean R and Nola L Stauffer - OWNER(s)

Date

Date

WEBER COUNTY

 County Representative Date
 Local Government Authority

NS

Grantor's Initials



WEBER COUNTY

Weber County

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Exhibit A

(Attach conveyance documents)


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

Authorized Signature(s):
Thomas Kevin Andelin

2/17/2023

Print Name: ^{DS}

Date

TKA

2/17/2023

100% Dean R and Nola L Stauffer - OWNER(s)

Date

Date

WEBER COUNTY

County Representative

Date

Local Government Authority

^{DS}
TKA

Grantor's Initials



WEBER COUNTY

weber County

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Exhibit A
(Attach conveyance documents)

DS
Handwritten initials

Grantor's Initials

WHEN RECORDED, MAIL TO:
Weber County
2380 Washington Blvd. Suite 240
Ogden, Utah 84401

"Exhibit A"

Warranty Deed
(TRUSTEE)
Weber

Tax ID. No. 15-088-0018
Pin No. 880021
Parcel No. WC_2550S:164:C
Project No. LG_WC_2550S

Dean R. Stauffer as Trustee of the Dean Ray Stauffer Trust dated May 19, 2006 and Nola L. Stauffer as Trustee of the Nola Lemmon Stauffer Trust dated May 5, 2004, Grantors, of Ogden, County of Weber, State of Utah, hereby CONVEYS AND WARRANTS to WEBER COUNTY, at 2380 Washington Blvd., Ogden, Utah 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 NW1/4 of NE1/4 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 a point on grantors East property line located 907.50 feet S.89°07'41"E. along the section line from the Northwest Corner of the NE1/4 of said Section 33 and running thence S.00°52'19"W. 40.00 feet along said East property line; thence N.89°07'41"W. 100.00 feet to grantors West property line; thence N.00°52'19"E. 40.00 feet along said West property line to grantors North property line; thence S.89°07'41"E. 100.00 feet to the point of beginning.

The above described parcel of land contains 4,000 square feet or 0.092 acre, of which 3,300 square feet or 0.076 acre are now occupied by the existing highway. Balance 700 square feet or 0.016 acre.

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

STATE OF)
) ss.
COUNTY OF)

Dean R. Stauffer, Trustee

Nola L. Stauffer, Trustee

On the date first above written personally appeared before me, _____, who, being by me duly sworn, acknowledged to me that he signed the within and foregoing instrument in accordance with the authority as Trustee given under the instrument creating said Trust, and that as Trustee he executed the same.

Notary Public