

Weber County Right of Way Contract

Fee Simple Acquisition - Strip

Project: Weber County 3600 West Improvements		Parcel No(s): Parcel A
Pin No: NA	Job/Proj No: WC-3600 West	Project Location: 3600 West 400 South, Weber County UT
County of Property: WEBER	Tax ID / Sidwell No: 15-044-0036	
Property Address: Approx. 145 South 3600 West, West Weber UT 84404		
Owner's Address: 2291 North 1350 East, Ogden UT 84414		
Owner's Home Phone:	Owner's Work Phone:	
Owner / Grantor(s): Kenneth Arnold Hipwell, Trustee		
Grantee: Weber County		

IN CONSIDERATION of the foregoing and other considerations herein set forth, it is mutually agreed by the parties as follows:

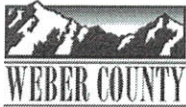
The Grantor hereby agrees to convey and sell by Warranty Deed a parcel(s) of land known as parcel number(s) Parcel A for transportation purposes. This contract is to be returned to: Jason M. Allen (Consultant/Realtor), Right of Way Agent c/o Weber County, 2380 Washington Blvd Suite 240, Ogden, UT 84401.

1. Grantor will transfer property free of all liens and encumbrances except recorded easements.
2. Grantor agrees to transfer property free of all debris and any hazardous materials (including paint of other household products).
3. Grantor shall leave the property in the same condition, as it was when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in this agreement. Grantor agrees to maintain the property until the County takes possession.
4. Grantor agrees to pay any and all taxes assessed against this property to the date of closing.
5. The County shall pay the Grantor and or other parties of interest for the real property in the deed(s) and/or easement(s) referenced above.
6. "Transportation Purposes" is defined as follows: The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the 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, project caused statutory relocations, and other related transportation uses.
7. The Grantor(s) is aware that Utah Code Ann. Sect. 78B-6-520.3 provides that in certain circumstances, the seller of property which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use. Grantor(s) waives any right grantor may have to repurchase the property being acquired herein, and waives any rights Grantor(s) may have under Utah Code Ann. Sect. 78B-6-520.3.
8. Grantor shall indemnify and hold harmless Grantee from and against any and all claims, demands and actions,
9. Upon execution of this contract by the parties, Grantor grants the County, its contractors, permittees, and assigns, including but not limited to, utilities and their contractors, the right to immediately occupy and commence

Additional Terms:

10. Any improvements on the property that are disturbed or damaged during construction will be repaired or replaced by the County at no cost to the Grantor.
11. County agrees to restore the driveway access onto the property from the edge of pavement to the fence with compacted roadbase.

Total Selling Price: \$6,500.00



Weber County Right of Way Contract

Fee Simple Acquisition - Strip

Project: Weber County 3600 West Improvements		Parcel No(s): Parcel A
Pin No: NA	Job/Proj No: WC-360	Project Location: 3600 West 400 South, Weber County UT
County of Property: WEBER	Tax ID / Sidwell No: 15-044-0036	
Property Address: Approx. 145 South 3600 West, West Weber UT 84404		
Owner's Address: 2291 North 1350 East, Ogden UT 84414		
Owner's Home Phone:	Owner's Work Phone:	
Owner / Grantor(s): Kenneth Arnold Hipwell, Trustee		
Grantee: Weber County		

Grantor's Initials

Grantor understands this agreement is an option until approved by the County Commission

Grantors acknowledge and accept the percent of ownership listed below and agree that the portion of the total selling price they each receive, will correspond with their respective percent of ownership.

KAH

This Contract may be signed in counterparts by use of counterpart signature pages, and each counterpart signature page shall constitute a part of this Contract as if all Grantors signed on the same page.

Percent

Date

KAH

100%	<u>Kenneth Arnold Hipwell</u>	<u>5-1-21</u>
	Kenneth Arnold Hipwell, Trustee	

Right of Way Agents

Jason M. Allen 5/1/2021
 Jason M. Allen (Consultant/Realtor) / Acquisition Agent

Gary Myers 5/17/2021
 Gary Myers / Weber County Engineer

Approved by County Commission



**Weber County
SETTLEMENT INVOICE**

Fee Simple - Total Acquisition

Project:	Weber County 3600 West Improvements	Parcel No(s):	Parcel A
Pin No:	NA	Job/Proj No:	WC-3600 West
County of Property:	WEBER	Project Location:	3600 West 400 South, Weber County UT
Property Address:	Approx. 145 South 3600 West, West Weber UT 84404		
Owner's Address:	2291 North 1350 East, Ogden UT 84414		
Owner's Home Phone:		Owner's Work Phone:	
Owner / Grantor(s):	Kenneth Arnold Hipwell, Trustee		
Grantee:	Weber County		

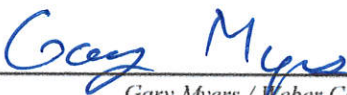
Contact Address: Approx. 145 South 3600 West, West Weber UT 84404

		Total Acquisition Amount:	\$6,500.00
Participating Amount:	\$6,500.00	Less	\$0.00
Non Participating Amount:	\$0.00	Net Amount to be released at Closing:	\$6,500.00

* Security Deposit to be held as per contract pending inspection by Property Management.

Special Conditions:

FOR Weber County



 Gary Myers / Weber County Engineer

5/17/2021

 Date

 Weber County Commission Chair

 Date

When Recorded Mail to:
Weber County
2380 Washington Blvd., Suite 240
Ogden, UT 84401

WARRANTY DEED
Weber County

Tax ID No. 15-044-0036

Pin No. NA

Parcel No. WC-3600 West_15-044-0036: 001_A

Project No. WC-3600 West

Grantor (KENNETH ARNOLD HIPWELL, or his successor, as Trustee of the KENNETH ARNOLD HIPWELL TRUST dated December 11, 1998), for good and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release, and forever CONVEYS AND WARRANTS to WEBER COUNTY, a political subdivision of the State of Utah, the following described tract of land in Weber County, Utah:

SEE *EXHIBIT A* AND *EXHIBIT B*

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY CURRENTLY OF RECORD.

This warranty deed, when executed as required by law, shall have the effect of a conveyance of all right, title, interest, and estate of the grantor in and to the premises herein described and all rights, privileges, and appurtenances thereunto belonging, at the date of the conveyance.

Witness the hand of said Grantor this 1st day of May, 2020




(KENNETH ARNOLD HIPWELL, or his successor, as Trustee of the KENNETH ARNOLD HIPWELL TRUST dated December 11, 1998), Grantor

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

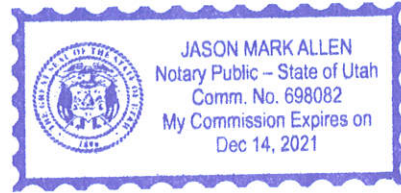
On this 1st day of May, 2020, personally appeared before me the above-named Grantor, (KENNETH ARNOLD HIPWELL, or his successor, as Trustee of the KENNETH ARNOLD HIPWELL TRUST dated December 11, 1998), the signer of the

foregoing Warranty Deed, who acknowledged before me that he signed the Warranty Deed of his own free will and choice.



Notary Signature

Stamp:



Acceptance by Board of County
Commissioners of Weber County
Chair

Attest:
Ricky Hatch
Weber County Clerk Auditor

EXHIBIT A

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING SOUTH 00° 39' 45" WEST 2,640.01 FEET BETWEEN THE NORTHEAST CORNER (KNOWN AS 6N2W16NE) AND THE EAST QUARTER CORNER (KNOWN AS 6N2W16E) OF SAID SECTION:

BEGINNING AT A POINT WHICH IS NORTH 89° 26' 14" WEST A DISTANCE OF 1,687.83 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT IS 5.12 FEET PERPENDICULARLY DISTANT FROM, AND ON THE WESTERLY SIDE OF THE CENTERLINE OF 3600 WEST STREET AT STATION 11+03.41, SAID POINT IS ALSO ON THE GRANTOR'S NORTHERLY PROPERTY LINE; RUNNING THENCE SOUTH 13° 00' 22" EAST A DISTANCE OF 61.71 FEET MORE OR LESS TO A POINT ON THE GRANTOR'S SOUTHERLY PROPERTY LINE, SAID POINT IS 4.34 FEET PERPENDICULARLY DISTANT FROM AND ON THE WESTERLY SIDE OF THE CENTERLINE OF 3600 WEST STREET AT STATION 11+65.11; THENCE NORTH 89° 56' 22" WEST A DISTANCE OF 26.27 FEET ALONG THE GRANTOR'S SOUTHERLY PROPERTY LINE TO A POINT WHICH IS 30.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF 3600 WEST STREET; THENCE NORTH 12° 16' 53" WEST A DISTANCE OF 61.76 FEET MORE OR LESS ALONG A LINE PARALLEL TO THE CENTERLINE OF 3600 WEST STREET TO THE GRANTOR'S NORTHERLY PROPERTY LINE; THENCE SOUTH 89° 26' 09" EAST A DISTANCE OF 25.52 FEET ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE TO THE POINT OF BEGINNING.

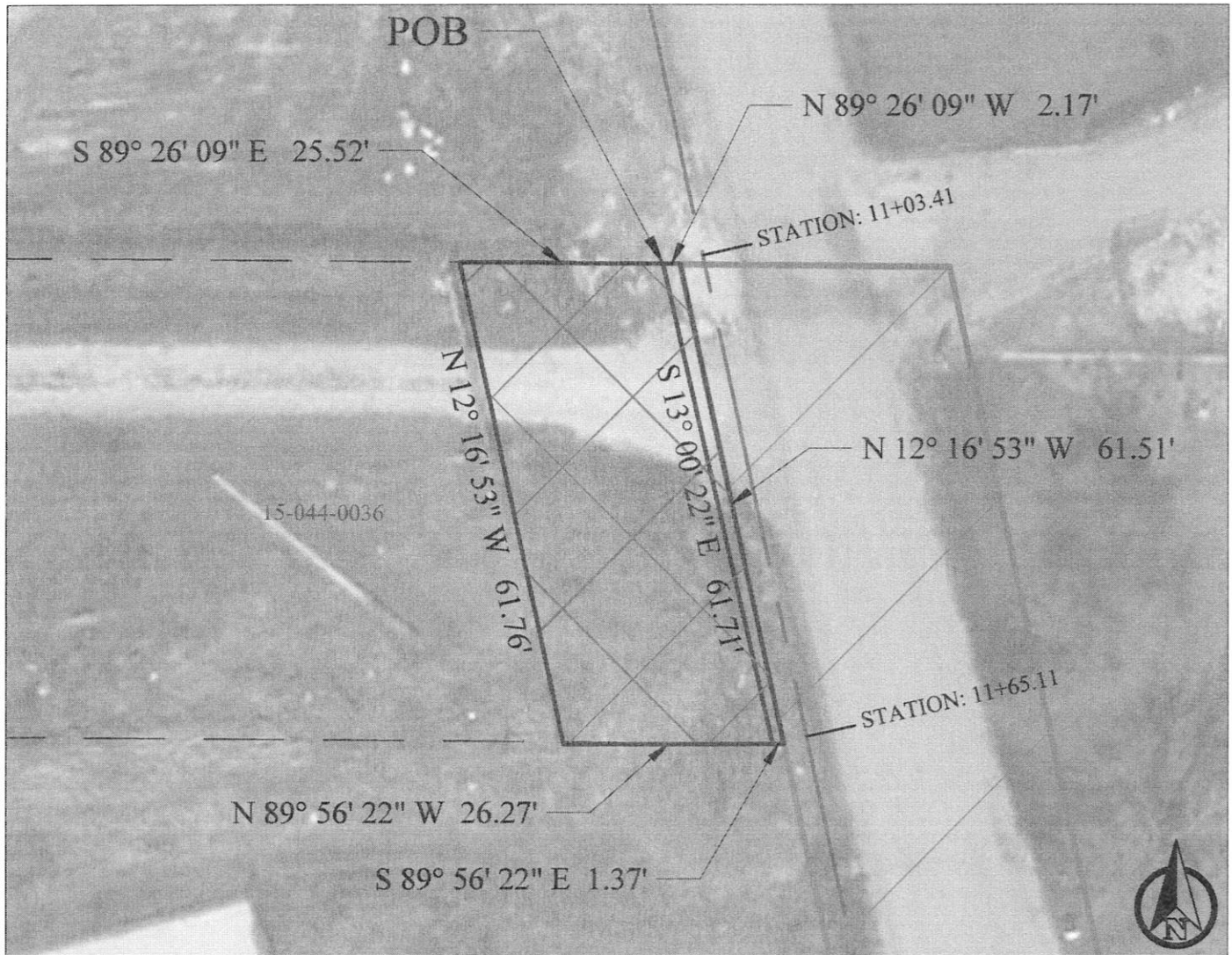
TOGETHER WITH

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING SOUTH 00° 39' 45" WEST 2,640.01 FEET BETWEEN THE NORTHEAST CORNER (KNOWN AS 6N2W16NE) AND THE EAST QUARTER CORNER (KNOWN AS 6N2W16E) OF SAID SECTION:





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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,664.1 SQUARE FEET OR 0.038 ACRE.

EXHIBIT B



Legend

- 
Approximate location of deed (Reference: Entry #1600597)
- 
Location of Dedicated Highway from Book 88 Page 12
- 
Location of Deeded Highway (Reference: Exhibit A)
- 
Location of Centerline of 3600 West Street