

**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND 12 Square, LLC**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the 14 day of JANUARY, 2026, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and 12 Square, LLC, of Farr West, 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 October 28, 2025; 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:

15-059-0005

PART OF NORTHWEST QUARTER SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 33.5 RODS WEST OF SOUTHEAST CORNER OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 5.88 CHAINS; THENCE WEST 108.92 FEET; THENCE SOUTH 8.5 RODS; THENCE EAST 4 RODS 6 FEET; THENCE SOUTH TO POINT WEST OF BEGINNING; THENCE EAST TO BEGINNING.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is Ten thousand dollars (\$10,000.00). 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 _____
Gage Froerer, Chair

Commissioner Harvey voted _____
Commissioner Froerer voted _____
Commissioner Bolos voted _____

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2026.

BUYER(S):

Signature

Signature

12 Square LLC

Subscribed and sworn to before me,
this 14 day of January, 2026.

Jared Hadley

A circular notary seal for Christopher S. Spencer, Notary Public, State of Utah. The seal features a central figure, possibly a heraldic animal, surrounded by the text "NOTARY PUBLIC", "STATE of UTAH", "COMMISSION NO. 735237", and "COMM. EXP. 01-23-2028".