

When Recorded Mail to:  
Weber County  
2380 Washington Blvd.  
Ogden, Utah, 84401

## QUITCLAIM DEED

Tax ID No. 19-037-0061  
Pin No. NA  
Project Name. 2200 NORTH STREET

Grantor (NORMAN VICTOR HAMMER and KAREN DORIS HAMMER, as co-Trustees of THE NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20, 2017), owner(s) of tax parcel #19-037-0061, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release, and forever quitclaim to WEBER COUNTY, a political subdivision of the State of Utah, the following described tract of land in Weber County, Utah:

SEE *EXHIBIT A*

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

This quitclaim 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 31 day of October, 2022

*Norman Victor Hammer*  
(NORMAN VICTOR HAMMER, AS CO-TRUSTEE OF THE NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20, 2017), Grantor

And

Witness the hand of said Grantor this \_\_\_\_\_ day of \_\_\_\_\_, 2022

*deceased*  
(KAREN DORIS HAMMER, AS CO-TRUSTEE OF THE NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20, 2017), Grantor

STATE OF UTAH                    )  
  :SS

COUNTY OF WEBER )

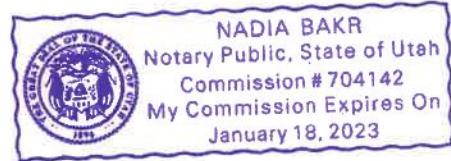
On this 31 day of October, in the year 20 22, before me,  
Nadia Bakr a notary public, personally appeared  
NORMAN VICTOR HAMMER AND KAREN DORIS HAMMER, as co-Trustee(s) of THE  
NORMAN AND KAREN HAMMER FAMILY TRUST, U/A dated February 20, 2017,  
signer(s) of the foregoing instrument, who proved on the basis of satisfactory evidence to be the  
person(s) whose name(s) (is/are) subscribed to this instrument, did say that (he/she/they) (is/are)  
the trustee(s) of said trust and that this instrument was signed by (him/her/them) in behalf of  
said trust and by its authority, and duly acknowledged to me that said trust executed the same.

Witness my hand and official seal.

Nadia Bakr

Notary Public

My Commission Expires:



SEAL

Acceptance by Board of County  
Commissioners of Weber County  
Chair, Weber County Commission

Attest:  
Ricky Hatch  
Weber County Clerk Auditor

# EXHIBIT A

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 88°37'29" WEST A DISTANCE OF 5,304.23 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34, TO THE WEST QUARTER CORNER OF SAID SECTION 34 WHICH WAS REMONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2021 (SAID REMONUMENTED CORNER IS NORTH 89°32'22" WEST A DISTANCE OF 111.51 FEET FROM THE PREVIOUS 1965 BRASS CAP LOCATION):

ALL THAT STRIP OF LAND WITHIN 17.0 FEET, AND LYING ON THE SOUTH SIDE OF THE CENTER LINE OF 2200 NORTH STREET, TOGETHER WITH ALL THAT PORTION OF LAND ABUTTING THE ROAD CENTERLINE DESCRIBED HEREON, AND ON THE NORTH SIDE THEREOF AND EXTENDING TO THE NORTH LINE OF THE COUNTY ROAD, TOGETHER BEING THE NORTH 33.00 FEET OF THE GRANTOR'S PROPERTY AS RECORDED IN ENTRY #2847235 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID STRIP OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 2200 NORTH STREET, A PUBLIC HIGHWAY, SAID POINT BEING SOUTH 70°09'57" EAST A DISTANCE OF 2,391.30 FEET, AND BEING THE FOLLOWING FOUR COURSES ALONG THE CENTERLINE OF 2200 NORTH STREET, (1) SOUTH 87°50'39" EAST A DISTANCE OF 66.27 FEET, (2) SOUTH 89°09'05" EAST A DISTANCE OF 251.30 FEET, (3) SOUTH 89°09'05" EAST A DISTANCE OF 139.42 FEET, AND (4) NORTH 89°23'03" EAST A DISTANCE OF 177.37 FEET, THENCE LEAVING SAID CENTERLINE NORTH 00°49'25" EAST A DISTANCE OF 16.00 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 34 (AS MONUMENTED BY THE WEBER COUNTY SURVEYOR IN 2021), SAID POINT ALSO BEING THE GRANTOR'S NORTHWEST PROPERTY CORNER; RUNNING THENCE NORTH 88°42'26" EAST A DISTANCE OF 167.30 FEET (EAST BY RECORD), MORE OR LESS, ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE, AND THE NORTH LINE OF 2200 NORTH STREET, TO THE GRANTOR'S EASTERLY PROPERTY LINE, AS OCCUPIED; THENCE SOUTH 00°52'00" WEST A DISTANCE OF 16.00 FEET (SOUTH BY RECORD), TO THE DIRT CENTERLINE OF 2200 NORTH STREET (SAID POINT IS NORTHERLY, ALONG THE WESTERLY BOUNDARY OF SUNSET MEADOWS SUBDIVISION PHASE 2 A DISTANCE OF 6.49 FEET, MORE OR LESS, FROM THE DEDICATED CENTERLINE OF 2200 NORTH STREET AS SHOWN IN PLAT BOOK 90 PAGE 46 IN THE OFFICE OF THE WEBER COUNTY RECORDER); THENCE CONTINUING ALONG GRANTOR'S EASTERLY PROPERTY LINE SOUTH 00°52'00" WEST A DISTANCE OF 17.01 FEET (SOUTH BY RECORD); THENCE SOUTH 88°42'34" WEST A DISTANCE OF 167.29 FEET, MORE OR LESS, ALONG A LINE WHICH IS EVERYWHERE 33.00 FEET PERPENDICULARLY DISTANT FROM THE NORTH LINE OF THE GRANTOR'S PROPERTY, TO THE GRANTOR'S WESTERLY PROPERTY LINE; THENCE NORTH 00°49'25" EAST A DISTANCE OF 17.01 FEET (NORTH BY RECORD), ALONG THE GRANTOR'S WESTERLY PROPERTY LINE, TO THE DIRT CENTERLINE OF 2200 NORTH STREET; THENCE NORTH 00°49'25" EAST A DISTANCE OF 16.00 FEET (NORTH BY RECORD), ALONG THE GRANTOR'S WESTERLY BOUNDARY LINE, TO THE POINT OF BEGINNING.

RECOGNIZING THAT ADDITIONAL RIGHT-OF-WAY WIDTH MAY EXIST BEYOND THE TRAVELED DIRT SURFACE, BUT ALSO THAT THE FULL WIDTH OF A DEDICATED PUBLIC HIGHWAY RIGHT-OF-WAY CAN ONLY BE DETERMINED BY THE COURT, AND THAT A MAXIMUM RIGHT-OF-WAY WIDTH THAT WOULD BE BINDING UPON ALL UN-AGREEABLE PARTIES WOULD NEED TO COME FROM A JUDICIAL DECREE, THE WIDTH DESCRIBED HEREON IS A MINIMUM OF WHAT IS NECESSARY TO ACCOMMODATE A NEW ASPHALT SURFACE WHERE SAID SURFACE WOULD EXTEND BEYOND THE EXISTING TRAVELED DIRT SURFACE.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,518 SQUARE FEET OR 0.127 ACRE, MORE OR LESS, OF WHICH 3,145 SQUARE FEET ARE PRESENTLY IN THE EXISTING TRAVELED DIRT RIGHT-OF-WAY, BALANCE 2,373 SQUARE FEET.

**AGENCY AND FEE DISCLOSURE**

parcel 11S

**This document is a disclosure form and not a contract. Signing this form does not create an agency relationship between the seller and the agent or broker.**

Property Location: 3051 W. 2200 N. Plain City, UT 84404  
Seller/Property Owner: Norman Victor Hammer (the "Seller")  
Buyer/Entity: Weber County (the "Buyer")  
Agent Representing Buyer: Nadia Bakr of Tanner Ridge Real Estate ("Agent" and "Brokerage")

Utah Real Estate Administrative Rule 162-6.2.9 States that any fees received by a real estate licensee in connecti transaction must be disclosed in writing to all parties. The Agent in this transaction is employed by B2 Land Services Aspects Estate who is a contractor to the Buyer. Any commission paid to the Agent for real estate transactions will be paid from the buyer to the Brokerage.

Utah Real Estate Administrative Rule 162-6.2.6 requires licensees involved in a real estate transaction to disclose in writing any agency relationships that exist or that do not exist in a transaction. Parties to real estate transactions have rights to agency representation legal advice. This form explains various agency relationships that may exist in a real estate transaction, then the agency relations the exist in this transaction.

**BUYER'S AGENT**

A real estate agent, who represents the buyer only, has fiduciary duties of loyalty, obedience, full disclosure, confidentiality, reasonable care and diligence to that buyer. A buyer hires a Buyer's Agent to locate an appropriate property and negotiate a t the buyer's behalf. Even though the Buyer's Agent has these fiduciary duties to the buyer, the Buyer's Agent is, by law, responsible to all potential sellers to treat them with honesty, fair dealing, and with good faith.

**SELLER'S AGENT**

A real estate agent, who represents the seller only, has fiduciary duties of loyalty, obedience, full disclosure, confidentiality, reasonable care and diligence to that seller. A Seller's Agent lists a seller's property to locate an appropriate buyer and negotiate a transaction on the seller's behalf. Even though the Seller's Agent has these fiduciary duties to the seller, the Seller's Agent is, by law, responsible to all potential buyers to treat them with honesty, fair dealing, and with good faith.

**AGENT OF BOTH BUYER AND SELLER (Limited Agent)**

A real estate agent can, with the prior written consent of the buyer and seller, represent both the buyer and seller in the same Transaction as a "Limited Agent". A Limited Agent has fiduciary duties to both the buyer and the seller, but the Limited Agent is also "limited" by an additional duty of neutrality in the negotiations between the buyer and seller.

**CONFIRMATION OF AGENCY IN THIS TRANSACTION**

The Buyer listed above is presently represented by the Agent and Brokerage. BY SIGNING THIS AGENCY DISC SELLER ACKNOWLEDGES AND AGREES THAT THE AGENT AND THE BROKERAGE WILL ONLY R BUYER IN THIS TRANSACTION AS A BUYER'S AGENT. As they Buyer/Entity's Agent they will act consistent with their fiduciary duties to the Buyer of loyalty, full disclosure, confidentiality and reasonable care. The Seller is entitled to be represented by an attorney, independent counsel or advisor ("Counsel") who will represent the Seller exclusively at Sellers sole expense. It is hereby requested the Seller notify the Buyer or Agent if the Seller is represented by Counsel. The seller further acknowledges and agrees that all actions of the Broker and Agent, even those that assist the Seller in performing or completing any of the Sellers contractual or obligations are intended for the benefit of the Buyer exclusively. Thus, Seller understands and expressly agrees that the Broker and the Agent DO NOT represent the Seller or the Sellers interests in any matter related to the Property. Additionally, the Seller acknowledges and agrees that any disclosures or documents provided to the Seller by the Broker, Agent of Buyer, such as those required by the Uniform Federal Act and/or Utah State Regulation and/or other governing authority, shall not constitute representation by the Broker or the Agent. This Disclosure does not require the Broker or the Agent to solicit offers of the Property from the Buyer nor does is authorize the Broker or the Agent to solicit offers from any other person or entity.

**ACKNOWLEDGEMENT**

Sellers acknowledge they understand and agree with the agency relationships and Agent fee structure confirmed herein and acknowledge receipt of a copy of this Agency Disclosure.

_____	(Date)	<i>Norman Victor Hammer</i>	(Date)
Seller Signature		Seller Signature	
<i>Nadia Bakr</i>	10-16-2022		
Authorized Agent of Brokerage	(Date)		

Tanner Ridge Real Estate      Sellers initials \_\_\_\_\_  
Agent's initials   NB  

