

Date: May 9, 2024
To: Weber County Board of County Commissioners
From: Ronna Tidwell
Community Development Department
Agenda Date: May 14, 2024
Subject: **Request for approval to sell surplus property identified as Parcel #17-045-0030**
Attachments: A - Aerial Vicinity Map
B - Ownership Plat
C – Market Value
D - Real Estate Purchase and Sale Agreement
E – Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID #17-045-0030, was acquired by the County through a tax sale process and deed executed in June of 1996. The parcel contains approximately .01 acres and is located at approximately 2990 N 300 E in North Ogden. See Attachment A for a vicinity map and Attachment B for the County Recorder’s ownership plat map.

Weber County has no intended use for this property; therefore, the County Commission reviewed and declared this property to be surplus during a public meeting held on February 20, 2024. The purchase price is \$308.00.

All standards and requirements found in the County’s surplus property code (Title 2, Chapter 21 – Disposal of Surplus Property) have been met and the legal description has been reviewed by the County Surveyor’s Office. See Attachment D for the purchase agreement and Attachment E for the quit claim deed and legal description.

Property Description:

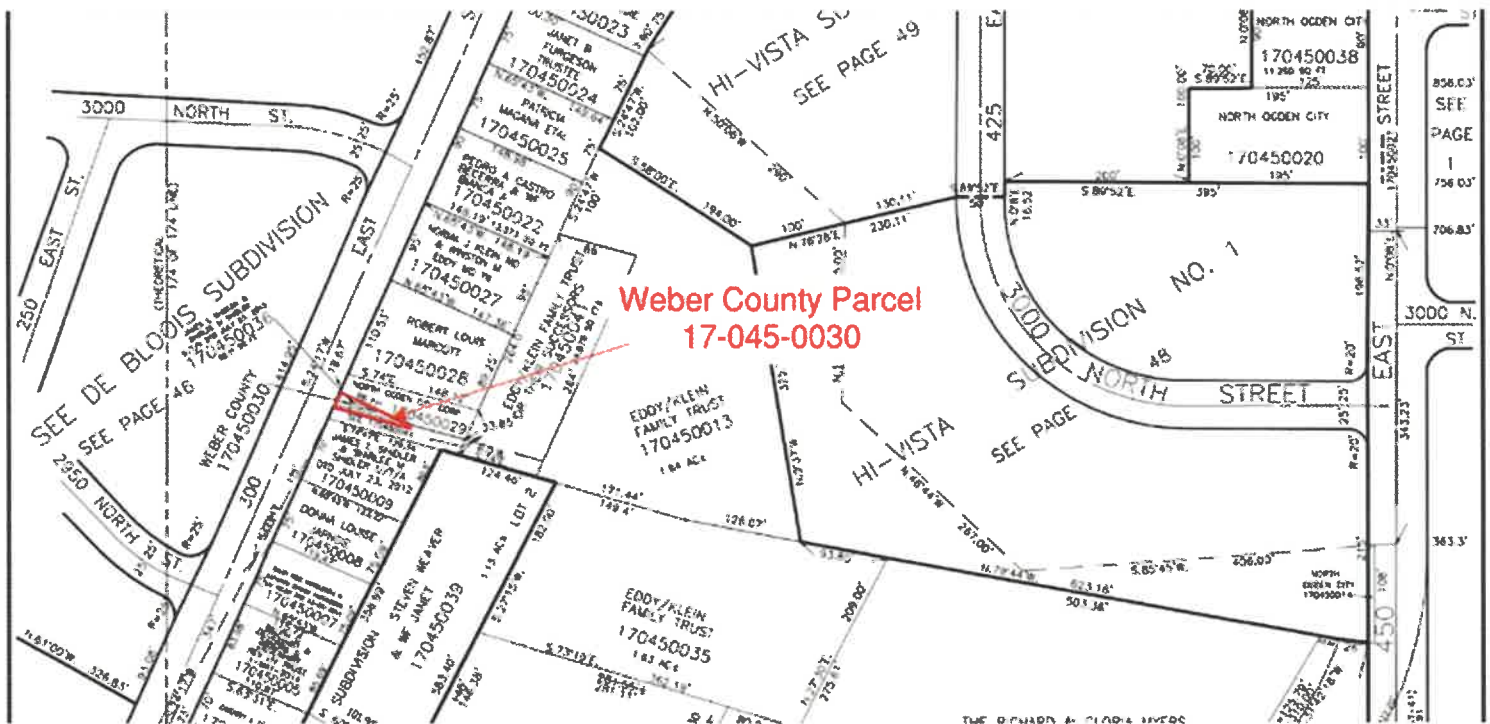
17-045-0030

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE EAST LINE OF ROAD, NORTH 0D08' EAST 363.3 FEET AND SOUTH 85D45' WEST 406 FEET AND NORTH 46D44' WEST 267 FEET AND NORTH 1D31' EAST 195 FEET AND NORTH 50D06' WEST 290 FEET AND SOUTH 24D47' WEST 397.90 FEET AND NORTH 65D43' WEST 146.87 FEET AND SOUTH 24D17' WEST 75 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 24D17' WEST 14.38 FEET, MORE OR LESS, TO A POINT NORTH 24D17' EAST 16.5 FEET FROM THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED BY DEED IN BOOK 169 AT PAGE 263, THENCE SOUTH 74D EAST TO A POINT SOUTH 65D43' EAST FROM BEGINNING, THENCE NORTH 65D43' WEST 98.77 FEET, MORE OR LESS, TO BEGINNING. EXCEPT THE INSIDE 6 FEET ABUTTING THE PERIMETER OF THE ABOVE DESCRIBED PROPERTY.

Attachment A



Attachment B



ATTACHMENT C



Tax History for 170450030 as of May-08-2024 02:54:52pm

Property Owner as of May-08-2024 02:54:52pm

WEBER COUNTY CORP

Address:

2380 WASHINGTON BLVD #350

OGDEN UT

844011456

Parcel Number: 170450030

Tax Area: 10

Property Values

Year	Owner	Market Value	Taxable Value
2024	Weber County Corp Weber County % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	-	-
2023	Weber County Corp Weber County % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	\$308.00	-
2022	Weber County Corp Weber County % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	\$308.00	-
2021	Weber County Corp Weber County % Weber County Treasurer 2380 Washington Blvd #350 Ogden Ut 844011456	\$308.00	-

**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND NORTH OGDEN CITY CORP**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the ____ day of _____, 2024, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and North Ogden City Corp (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 February 20, 2024; 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:

Parcel 17-045-0030

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE EAST LINE OF ROAD, NORTH 0D08' EAST 363.3 FEET AND SOUTH 85D45' WEST 406 FEET AND NORTH 46D44' WEST 267 FEET AND NORTH 1D31' EAST 195 FEET AND NORTH 50D06' WEST 290 FEET AND SOUTH 24D47' WEST 397.90 FEET AND NORTH 65D43' WEST 146.87 FEET AND SOUTH 24D17' WEST 75 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 24D17' WEST 14.38 FEET, MORE OR LESS, TO A POINT NORTH 24D17' EAST 16.5 FEET FROM THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED BY DEED IN BOOK 169 AT PAGE 263, THENCE SOUTH 74D EAST TO A POINT SOUTH 65D43' EAST FROM BEGINNING, THENCE NORTH 65D43' WEST 98.77 FEET, MORE OR LESS, TO BEGINNING. EXCEPT THE INSIDE 6 FEET ABUTTING THE PERIMETER OF THE ABOVE DESCRIBED PROPERTY.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is Three Hundred and Eight Dollars (\$308.00). 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 _____
James H. "Jim" Harvey, Chair

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

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2024.

BUYER(S):

NORTH OGDEN CITY CORP

S. Neal Berube
Signature
S. Neal Berube
Print

Subscribed and sworn to before me, Rian Paige Santoro,
this 6th day of May, 2024.



Rian Paige Santoro
Notary Public

Mail Tax Notice To:
NORTH OGDEN CITY CORP
505 E 2600 N
North Ogden, UT 84414

QUIT CLAIM DEED

WEBER COUNTY CORP, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
NORTH OGDEN CITY CORP, Grantees, of 505 E 2600 N, North Ogden, Utah 84414, the following described tract of land in Weber County, State of Utah:

PARCEL 17-045-0030

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE EAST LINE OF ROAD, NORTH 0D08' EAST 363.3 FEET AND SOUTH 85D45' WEST 406 FEET AND NORTH 46D44' WEST 267 FEET AND NORTH 1D31' EAST 195 FEET AND NORTH 50D06' WEST 290 FEET AND SOUTH 24D47' WEST 397.90 FEET AND NORTH 65D43' WEST 146.87 FEET AND SOUTH 24D17' WEST 75 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 24D17' WEST 14.38 FEET, MORE OR LESS, TO A POINT NORTH 24D17' EAST 16.5 FEET FROM THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED BY DEED IN BOOK 169 AT PAGE 263, THENCE SOUTH 74D EAST TO A POINT SOUTH 65D43' EAST FROM BEGINNING, THENCE NORTH 65D43' WEST 98.77 FEET, MORE OR LESS, TO BEGINNING. EXCEPT THE INSIDE 6 FEET ABUTTING THE PERIMETER OF THE ABOVE DESCRIBED PROPERTY.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: _____
James H. "Jim" Harvey, Chair

I hereby certify that the sale and transfer of the above property was duly approved at a regularly scheduled meeting of the Board of County Commissioners on the ____ day of _____, 2024.

Ricky Hatch, CPA
Weber County Clerk/Auditor

seal