

Date: March 13, 2025
To: Weber County Board of County Commissioners
From: Ronna Tidwell
Community Development Department
Agenda Date: March 18, 2025
Subject: **Request the approval to sell surplus property identified as parcel 07-070-0022**
Attachments: A - Aerial Vicinity Map
B - Ownership Plat
C - Real Estate Purchase Agreement
D – Quit Claim Deed

Summary:

A Weber County owned parcel of land, identified as Tax ID #07-070-0022, was acquired by the County through a tax sale process and deed executed in 1979. The parcel contains approximately .13 acres and is located approximately 552 W 4900 S, in Riverdale. See Attachment A for a vicinity map and Attachment B for the County Recorder’s ownership plat map.

The County has reached out to adjacent property owner’s and there is interest from one and the County has consider selling the subject parcel.

Weber County has no intended use for this property; therefore, it is recommended that the parcel be declared as surplus and offered to the adjacent property owner for \$391.00. The fair market value was determined by the Weber County Assessor’s office, consistent with Sec. 2-21-2(d)(1), or the county’s surplus property code.

Property Description:

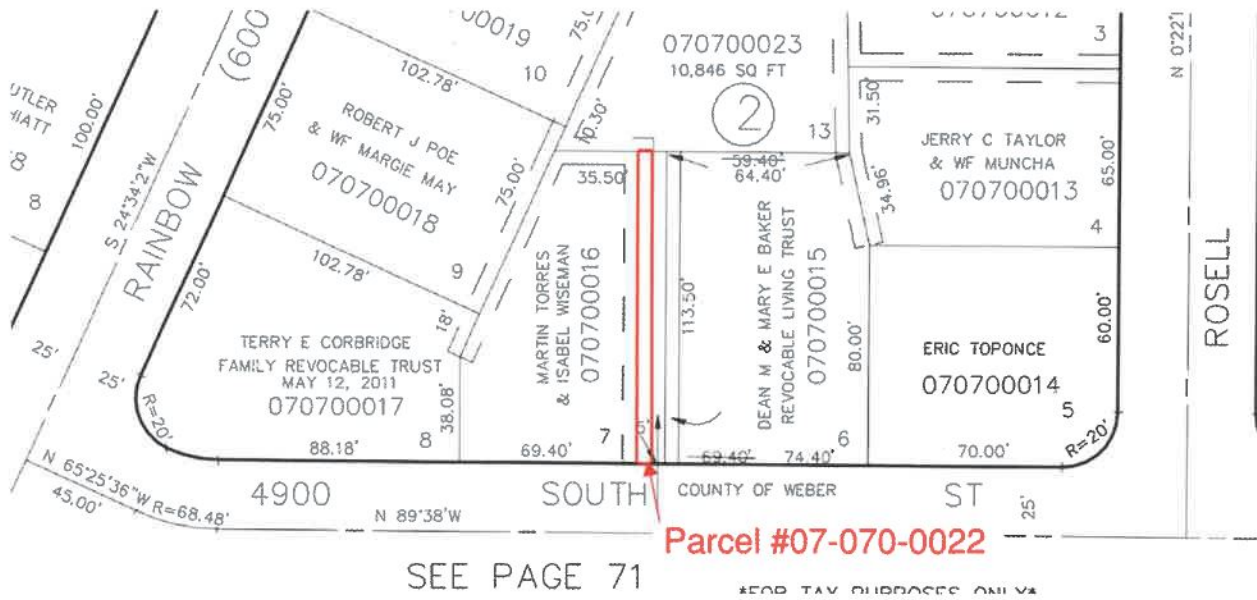
07-070-0022

PART OF LOT 13, BLOCK 2, TIBBITT'S SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, AND RUNNING THENCE NORTH 0D22' EAST 113.50 FEET, THENCE SOUTH 89D38' EAST 5 FEET, THENCE SOUTH 0D22' WEST 113.50 FEET, THENCE SOUTH 89D38' WEST 5 FEET TO THE POINT OF BEGINNING.

Attachment A



Attachment B



**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND MARTIN TORRES & ISABEL WISEMAN**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the ____ day of _____, 2025, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Martin Torres & Isabel Wiseman, of Riverdale, 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 February 25, 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:

Parcel #07-070-0022

PART OF LOT 13, BLOCK 2, TIBBITT'S SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, AND RUNNING THENCE NORTH 0D22' EAST 113.50 FEET, THENCE SOUTH 89D38' EAST 5 FEET, THENCE SOUTH 0D22' WEST 113.50 FEET, THENCE SOUTH 89D38' WEST 5 FEET TO THE POINT OF BEGINNING.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above described property is Three hundred ninety-one dollars (\$391.00). 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 _____
Sharon Bolos, Chair

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

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2025.

BUYER(S):


Signature

Martin Torres



Signature

Isabel Wiseman

Subscribed and sworn to before me,
this 7 day of March, 2025.






Notary Public

Mail Tax Notice To:
Martin Torres & Isabel Wiseman
552 W 4900 S
Riverdale, UT 84405

QUIT CLAIM DEED

WEBER COUNTY CORP, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
Martin Torres & Isabel Wiseman, Grantees, the following described tract(s) of land in Weber County, State of Utah:

07-070-0022

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BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, AND RUNNING THENCE NORTH 0D22' EAST
113.50 FEET, THENCE SOUTH 89D38' EAST 5 FEET, THENCE SOUTH 0D22' WEST 113.50 FEET,
THENCE SOUTH 89D38' WEST 5 FEET TO THE POINT OF BEGINNING.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: _____
Sharon Bolos, 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 _____, 20____.

Ricky Hatch, CPA
Weber County Clerk/Auditor

seal

THE FOLLOWING IS A REQUEST TO COMBINE PROPERTIES

Martin Torres & Isabel Wiseman, Grantors, of Weber County, Utah, hereby quit claim to **Martin Torres & Isabel Wiseman**, Grantees, of Weber County, Utah, the following described tract(s) of land in Weber County, State of Utah, with the intent to combine the parcels under a single tax identification number for tax purposes, and hereby request that the Weber County Recorder combine the parcels:

07-070-0022

PART OF LOT 13, BLOCK 2, TIBBITT'S SUBDIVISION, RIVERDALECITY, WEBER COUNTY, UTAH:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, AND RUNNING THENCE NORTH 0D22' EAST
113.50 FEET, THENCE SOUTH 89D38' EAST 5 FEET, THENCE SOUTH 0D22' WEST 113.50 FEET,
THENCE SOUTH 89D38' WEST 5 FEET TO THE POINT OF BEGINNING.

