

Date: November 25, 2024
To: Weber County Board of County Commissioners
From: Ronna Tidwell
Community Development Department
Agenda Date: December 3, 2024
Subject: **Request for approval to sell surplus property identified as Parcel Number 13-119-0019**
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 #13-119-0019, was acquired by the County through a tax sale process and deed executed in 1985. The parcel is approximately 10' x 131', 1310 sf and is located at approximately 2147 N Harrison Blvd, Ogden, UT 84401. See Attachment A for a vicinity map and Attachment B for the County Recorder's ownership plat map.

The County has been contacted by an adjacent property owner who has asked if the County would consider selling the subject parcel.

Weber County has no intended use for this property; therefore, it is recommended that the parcel be sold to the adjacent property owner for \$916.00. 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:

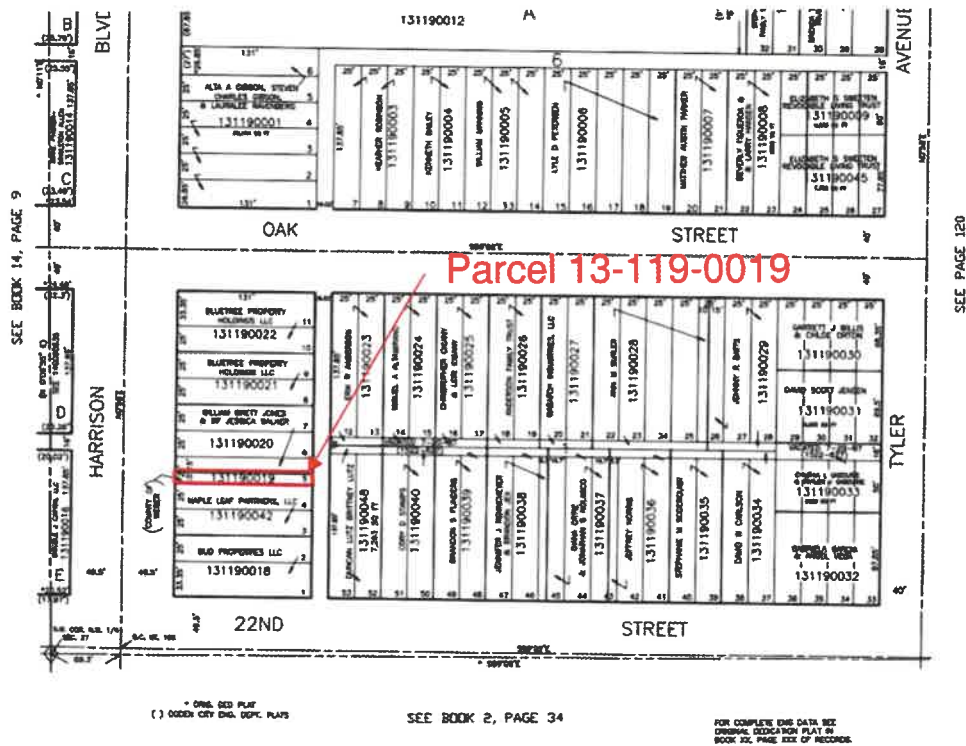
13-119-0019

THE SOUTH 10 FEET OF LOT 5, BLOCK 1, BRUMMITT'S ADDITION,
OGDEN CITY, WEBER COUNTY, UTAH.

Attachment A



Attachment B



**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND MAPLE LEAF PARTNERS LLC**

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 MAPLE LEAF PARTNERS LLC, of Ogden, UT (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 November 12th, 2024; and

WHEREAS, Buyers desire to purchase such property according to the terms and conditions more particularly set forth herein; and

NOW, THEREFORE, it is hereby acknowledged and agreed by and between the parties here to as follows:

**SECTION ONE
DESCRIPTION OF PROPERTY**

The real property, which is the subject of this Agreement, is described as follows:

13-119-0019

THE SOUTH 10 FEET OF LOT 5, BLOCK 1, BRUMMITT'S ADDITION,
OGDEN CITY, WEBER COUNTY, UTAH.

**SECTION TWO
PURCHASE PRICE AND TERMS**

The purchase price for the above-described property is Nine Hundred Sixteen dollars (\$916.00). The County shall convey the real property to Buyers by Quit Claim Deed upon receipt of the full purchase price.

**SECTION THREE
INDEMNIFICATION**

Buyers agrees to indemnify, and hold harmless County, its officers, agents, and employees from 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 Bolos voted _____
Commissioner Froerer voted _____

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2024.

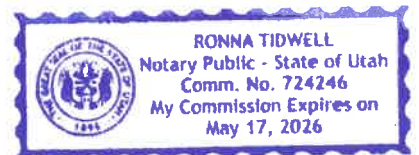
BUYER:

MAPLE LEAF PARTNERS LLC

Signature
Joel HEWSON
Print name

Subscribed and sworn to before me, Ronna Tidwell,
this 25 day of Nov., 2024.

Ronna Tidwell
Notary Public



Mail Tax Notice To:
MAPLE LEAF PARTNERS LLC
342 Ogden Canyon Rd
Ogden, UT 84401

QUIT CLAIM DEED

WEBER COUNTY CORP, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
MAPLE LEAF PARTNERS LLC, Grantees, of 342 Ogden Canyon Rd, UT 84401, the following described tract(s) of land
in Weber County, State of Utah:

13-119-0019

THE SOUTH 10 FEET OF LOT 5, BLOCK 1, BRUMMITT'S ADDITION, OGDEN CITY,
WEBER COUNTY, UTAH.

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