



**Chris Stavros**  
Salt Lake County Assessor

**Tyler Andrus**  
Chief Deputy Assessor

April 15, 2022

The Salt Lake County Council  
Attn: Laurie Stringham  
2001 South State Street N2-200  
Salt Lake City, UT 84190-1010

Re: 2021 Delinquent taxes  
Parcel No: 16-23-251-023 PS105  
Name: Salt Lake City

Honorable Council Chair Laurie Stringham,

We recommend you reduce the following 2021 delinquent property taxes from \$47,783.25 to zero on the above-mentioned parcel.

This portion being all of parcel 'G' of Parley's Pointe Phase 2 subdivision was deeded to Salt Lake City Corporation December 31, 2020, and should be exempt from this date forward.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Chris Stavros  
Salt Lake County Assessor  
Tyler Andrus  
Chief Deputy Assessor

SH/kh  
enclosures

PIRDM605

SALT LAKE COUNTY TREASURER  
STATEMENT OF DELINQUENT TAXES (RS)

04/15/2022  
10:07:24

16-23-251-023-0000 PS 105 CATEGORY 202 GENERAL PROP

SALT LAKE CITY

MEMOS  
RELATED PARCELS

1400 N 1200 W  
SALT LAKE CITY  
UT 84116

ADDRESS SUPR  
ID 21634472

LAST ACTION 04/14/2022 14.11.53 LAST PMT

		AMOUNTS DUE					
YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2021	ACT	47,783.25	1,194.58	010122-041422	.0700	976.87	49,954.70

INTEREST CREDIT  
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 04/15/2022 49,954.70

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN  
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT

WHEN RECORDED, PLEASE RETURN TO:  
Salt Lake City Corporation  
c/o Legal Department  
451 South State Street  
Salt Lake City, Utah 84111

TAX I.D. 16.23.226.005

13517931  
12/31/2020 9:08:00 AM \$40.00  
Book - 11091 Pg - 4932-4934  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
AMERICAN SECURE TITLE SL  
BY: eCASH, DEPUTY - EF 3 P.

**SPECIAL WARRANTY DEED WITH REVERSIONARY RIGHTS**  
Salt Lake County

This special warranty deed is made on this 11<sup>th</sup> day of June, 2020 by CTV Holdings, LLC and Parley's Pointe Development, LLC both Utah limited liability companies (collectively "Grantor") with their principal place of business at 53 South 600 East, Salt Lake City, Utah 84102 to the Salt Lake City Corporation, a Utah municipality (hereinafter "Grantee") with its principal place of business at 451 South State Street, Salt Lake City, Utah 84111.

Grantor, in consideration of \$10.00 together with its donative intent of the Grantor the receipt of which is hereby acknowledge, hereby conveys, releases, and unto Grantee all such right and title as the Grantor has in and to property located in Salt Lake County and described as set forth on Exhibit A (the "Property") attached hereto and incorporated herein by reference.

The Property is being conveyed subject to the above and all other easements, rights of way, real estate taxes, laws, ordinances, leases and rights of record or otherwise, and all other claims, liens, or encumbrances of record or otherwise, affecting the Property.

The Grantor is donating the Property to the Grantee with the intent to be held as perpetual open space meaning the Property shall never be developed, built upon, or improved. As such, the Grantee accepts the deed on the condition the Property will remain as perpetual open space but if the Property, or any part of it, ceases to be used as perpetual open space, then Grantor, its successors and assigns, have the right to re-enter the Property and, upon exercise of such re-entry, all right, title and interest of Grantee, and its successors or assigns, in the above-described Property shall cease and automatically revert immediately to Grantor, its successors and assigns.

Witness my hand on the date first above written.

P.1 of 3

**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. LANDMARK TITLE COMPANY hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

Grantor

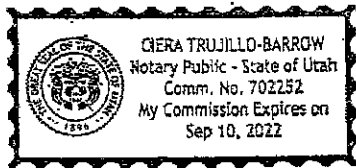
DATED 11th this day of June, 2019.

CTV Holdings, LLC

Parley's Pointe Development, LLC

STATE OF UTAH )  
                          ) ss.  
County of Salt Lake )

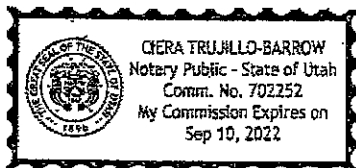
On the 11th day of June, 2019, personally appeared before me Cole Cannon manager of Parley's Pointe Development, LLC and acknowledged that he executed the same for the purpose therein contained.



NOTARY PUBLIC, Residing in  
Salt Lake County, Utah

STATE OF UTAH )  
                          ) ss.  
County of Salt Lake )

On the 11th day of June, 2019, personally appeared before me Paul Southam manager of CTV Holdings, LLC and acknowledged that he executed the same for the purpose therein contained.



NOTARY PUBLIC, Residing in  
Salt Lake County, Utah

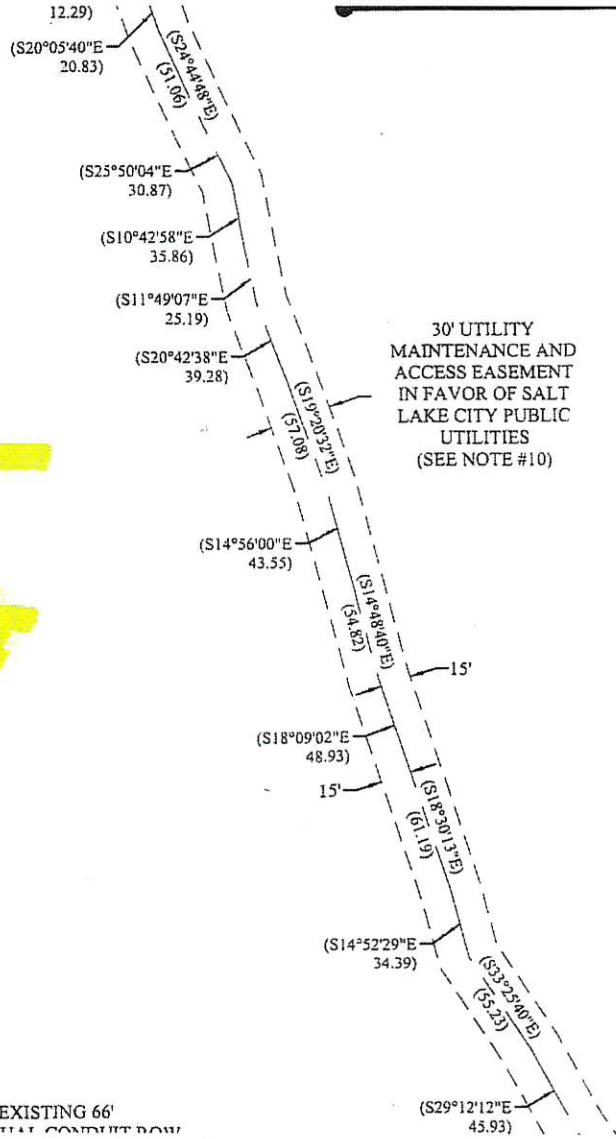
EXHIBIT "A"  
LEGAL DESCRIPTION

**Parley's Pointe Phase 2 Subdivision**  
**PARCEL "G"**

LOCATED IN THE SOUTHEAST QUARTER SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

All of Parcel "G", Parley's Pointe Phase 2 Subdivision, according to the official plat thereof, on file  
in the office of the Salt Lake County Recorder, State of Utah.

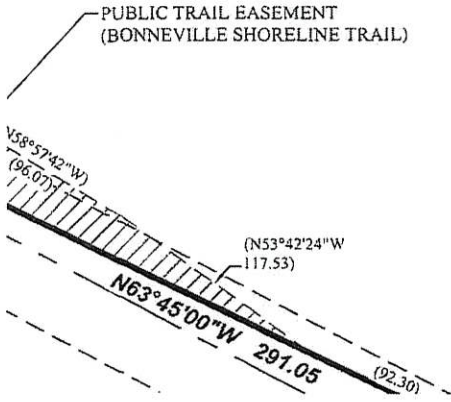
Contains: 18.59 acres ±.



30' UTILITY  
MAINTENANCE AND  
ACCESS EASEMENT  
IN FAVOR OF SALT  
LAKE CITY PUBLIC  
UTILITIES  
(SEE NOTE #10)

**PARCEL G**  
18.29 acres  
796928 sqft  
**2586 SOUTH**  
TO BE HELD BY  
SALT LAKE CITY AS  
PERPETUAL PUBLIC  
OPEN SPACE

RAIN  
ACCESS  
IN FAVOR OF  
MENT OF  
ITION



EXISTING 66'  
PERPETUAL CONDUIT ROW

TAX CLASS 1	---	SIGMA TRANSFER	05/20/2021	* LAND	4,550,500	*
TAX CLASS 2	---	EXEMPT TYPE	PCT 0	* BLDG	0	*
TAX CLASS 3	---	NEW GROWTH YR	0	* TOTAL	4,550,500	*
NEIGHBORHOOD	677	NEW GROWTH PCT	0	* EXEMPT	0	*
PROPERTY TYPE	901	NEW GROWTH VAL	0			
APPENDIX YEAR	0	DETAILED REVIEW	2021			

	P A R C E L		G R E E N B E L T	
	PRIMARY	SECONDARY	PRIMARY	SECONDARY
ACREAGE				
RESIDENTIAL	0	4,550,500	0	0
COMMERCIAL	0	0	0	0
AGRICULTURAL	0	0	0	0
TOTAL	0	4,550,500	0	0

	B U I L D I N G S		A T T A C H E D	
	PRIMARY	SECONDARY	PP ATTACH	GARBAGE
RESIDENTIAL	0	0	-	-
COMMERCIAL	0	0		
AGRICULTURAL	0	0		
TOTAL	0	0		

VALUE MODIFY 05/20/2021 BY VAST3552 OFF BTCH REASON U

## Kim Hansen

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**From:** Ray Y. Lancaster <RLancaster@slco.org>  
**Sent:** Tuesday, March 29, 2022 3:21 PM  
**To:** Kim Hansen  
**Subject:** RE: Scanned image from SCA967C9  
**Attachments:** Parleys Pointe & CTV Holdings 251-023.xls

Thanks! I have attached the split. The city's portion is PS105 for 47,783.25. Let me know if you need anything else.

Ray Lancaster  
Tax Lien Coordinator  
Salt Lake County Treasurer's Office  
385-468-8329  
rlancaster@slco.org

-----Original Message-----

**From:** Kim Hansen <KHansen@slco.org>  
**Sent:** Tuesday, March 29, 2022 3:00 PM  
**To:** Ray Y. Lancaster <RLancaster@slco.org>  
**Subject:** FW: Scanned image from SCA967C9

Ray  
Below is the opinion from Tim.  
Kim

-----Original Message-----

**From:** Tim Bodily <TBodily@slco.org>  
**Sent:** Tuesday, March 29, 2022 2:52 PM  
**To:** Kim Hansen <KHansen@slco.org>  
**Cc:** Brad C. Johnson <BCJohnson@slco.org>  
**Subject:** RE: Scanned image from SCA967C9

Yes, I think we can presume ownership in the City. And, yes, use the recording date. Technically, conveyance does not happen until delivery. Since it is not signed by the City (not required) we can only assume delivery once recorded.

Thanks.

-----Original Message-----

**From:** Kim Hansen <KHansen@slco.org>  
**Sent:** Tuesday, March 29, 2022 2:14 PM  
**To:** Tim Bodily <TBodily@slco.org>  
**Cc:** Brad C. Johnson <BCJohnson@slco.org>  
**Subject:** FW: Scanned image from SCA967C9

Tim and Brad

Can you take a look at the verbiage of this deed and plat to see if it is actually going to the ownership of the city? I would use the recording date because I also question the crossing out of all the dates. Thanks for your opinion.  
Kim



-----Original Message-----

From: noreply@slcounty.org <noreply@slcounty.org>

Sent: Tuesday, March 29, 2022 2:09 PM

To: Kim Hansen <KHansen@slco.org>

Subject: Scanned image from SCA967C9

Reply to: noreply@slcounty.org <noreply@slcounty.org> Device Name: SCA967C9 Device Model: MX-B376W

Location: Not Set

File Format: PDF (Medium)

Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>

YEAR: 2021  
 TO SPLIT BACK TO ORIGINAL  
 BASED ON ACREAGE 23.95  
 DELINQUENT TAX \$ 61,804.89  
 (Interest Not Included)

Tax Rate: 0.013582  
 Res Exemption \_\_\_\_\_ Computed Bal Due

ORIGINAL PARCEL:  
 16-23-251-023  
 LAND  
 Primary \$ -  
 Secondary \$ 4,550,500.00  
 \$ 61,804.89

BUILDING  
 Primary \$ -  
 Secondary \$ -  
 \$ 61,804.89

Less Prepay - \$  
 Total Due \$ 61,804.89  
 Penalty \$ 1,545.12  
 Total Due \$ 63,350.01  
 Collections \$ -  
 Balance Due \$ 63,350.01

PARCEL SEG 16-23-251-023 - 101  
 PERCENT OF TOTAL  
 PRIMARY ACREAGE 0.00  
 SECONDARY ACREAGE 2.49  
 BUILDING: Primary  
 BUILDING: Secondary  
 PERCENTAGE OF LAND TAX  
 PERCENTAGE OF LAND TAX  
 Total Tax  
 Less Prepay  
 Total Due  
 Total Penalty  
 TOTAL DUE  
 Collections  
 Balance Due

PARCEL SEG 16-23-251-023 - 102  
 PERCENT OF TOTAL  
 PRIMARY ACREAGE 0.00  
 SECONDARY ACREAGE 1.48  
 BUILDING: Primary  
 BUILDING: Secondary  
 PERCENTAGE OF LAND TAX  
 PERCENTAGE OF LAND TAX  
 Total Tax  
 Less Prepay  
 Total Due  
 Total Penalty  
 TOTAL DUE  
 Collections  
 Balance Due

Parleys Pointe CTV Holdings 251-023

Balance Due \$ 3,961.05

PARCEL 16-23-251-023 - 103 SEG

PERCENT OF TOTAL		BUILDING: Primary	
PRIMARY ACREAGE	0.00	BUILDING: Secondary	
SECONDARY ACREAGE	0.71	PERCENTAGE OF LAND TAX	
		0.0000%	
		2.9996%	
		PERCENTAGE OF LAND TAX	
		Total Tax	\$ 1,853.89
		Less Prepay	\$ -
		Total Due	\$ 1,853.89
		Total Penalty	\$ 46.35
		TOTAL DUE	\$ 1,900.24
		Collections	\$ -
		Balance Due	\$ 1,900.24

New parcel# 16-23-451-003  
"S" account # 0

PARCEL 16-23-251-023 - 104 SEG

PERCENT OF TOTAL		BUILDING: Primary	\$ -
PRIMARY ACREAGE	0.00	BUILDING: Secondary	\$ -
SECONDARY ACREAGE	0.69	PERCENTAGE OF LAND TAX	\$ -
		PERCENTAGE OF LAND TAX	\$ 1,801.66
		Total Tax	\$ 1,801.66
New parcel#	16-23-451-004	Less Prepay	\$ -
"S" account #	0	Total Due	\$ 1,801.66
		Total Penalty	\$ 45.04
		TOTAL DUE	\$ 1,846.70
		Collections	\$ -
		Balance Due	\$ 1,846.70

PARCEL 16-23-251-023 - 105 SEG

PERCENT OF TOTAL		BUILDING: Primary	\$ -
PRIMARY ACREAGE	0.00	BUILDING: Secondary	\$ -
SECONDARY ACREAGE	18.30	PERCENTAGE OF LAND TAX	\$ -
		PERCENTAGE OF LAND TAX	\$ 47,783.25
		Total Tax	\$ 47,783.25
New parcel#	16-23-451-005	Less Prepay	\$ -
"S" account #	0	Total Due	\$ 47,783.25
		Total Penalty	\$ 1,194.58
		TOTAL DUE	\$ 48,977.83
		Collections	\$ -
		Balance Due	\$ 48,977.83

TOTAL ACREAGE- Primary	23.67	0.00000%	TOTAL OF PORTIONS	\$ 61,804.90
TOTAL ACREAGE- Secondary	23.67	100.00000%	DELINQUENT TAX	\$ 61,804.89
			DIFFERENCE	\$ 0.01