



**Chris Stavros**  
Salt Lake County Assessor

**Tyler Andrus**  
Chief Deputy Assessor

September 30, 2021

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

Re: 2019 and 2020 Delinquent Property Taxes  
Parcel No: 15-33-103-019-0000  
Name: Redevelopment Agency of West Valley City

Honorable Council Chair Steve DeBry,

We recommend reducing the 2019 delinquent general property tax on the above-named parcel from \$1,065.41 to \$710.17 and the 2020 delinquent general property tax from \$1,060.99 to \$0.

The Redevelopment Agency of West Valley City acquired this property through a Warranty Deed dated May 2, 2019. This parcel should have been 67% exempt for 2019 and 100% exempt for 2020.

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

cc: Salt Lake County Assessor's Office  
Attn: Melissa Kelly  
cc: Salt Lake County Treasurer  
cc: Redevelopment Agency of West Valley City  
3079 W 3500 S  
West Valley, UT 84119

DC/MK  
Rec: 9/30/2021  
enclosures

PI RDM605

SALT LAKE COUNTY TREASURER  
STATEMENT OF DELINQUENT TAXES (RS)  
CATEGORY 202 GENERAL PROP

09/30/2021  
15:38:04

15-33-103-019-0000 PS

REDEVELOPMENT AGENCY OF WEST

VALLEY CLIFFS  
3079 W 3500 S  
WEST VALLEY

UT 84119-3671-79

ADDRESS SUPR  
LD 21632520

LAST ACTION 02/08/2020 11.58.22

LAST PMT

YEAR	DST	TAXES	PEN	+ FEE	AMOUNTS	INT	PERIOD	RATE	INTEREST	YEAR	TOTAL
2019	29M	1,065.41		26.64	010120-092921			.0775	147.94	1,	239.99
2020	29M	1,060.99		26.52	010121-092921			.0700	56.73	1,	144.24
2021	29M				010122-092921			.0700			

INTEREST CREDIT  
END OF YEAR DATA

RETURN CHECK FEE  
TOTAL AS OF 09/30/2021

ADMIN FEE

2,384.23

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

13740768  
8/10/2021 9:47:00 AM \$40.00  
Book - 11219 Pg - 8043-8044  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
CAPSTONE TITLE & ESCROW  
BY: eCASH, DEPUTY - EF 2 P.

When Recorded Mail To:



2115 SOUTH DALLIN STREET  
SALT LAKE CITY, UTAH 84109

**SCRIVENER'S AFFIDAVIT  
OF ERROR AND CORRECTION**

Capstone Title Order No. 107222  
Tax ID / Parcel No. 15-33-103-019

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On this 10 day of August 2021, VICTORIA L. WILLIAMS, personally appeared before me who, upon being duly sworn, did state that:

1. VICTORIA L. WILLIAMS is a resident of SALT LAKE County, State of Utah, and has reached the age of majority.
2. VICTORIA L. WILLIAMS is a licensed Title and Escrow Officer, and the Operations Manager of CAPSTONE TITLE & ESCROW, INC., and is duly qualified to make these statements.
3. I am familiar with this situation and the error or mistake made and make the following additional statements.
4. On or about 5/3/2019 a WARRANTY DEED was prepared by CAPSTONE TITLE & ESCROW, INC., with respect to a transaction concerning property located at 3079 WEST 3500 SOUTH, WEST VALLEY CITY, UT 84119 and affecting the following described real property located in SALT LAKE County, State of Utah:

**PARCEL 1:**

Beginning at a point which is East along the Section line 594.00 feet and South 557.65 feet from the Northwest corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°17'20" East 70.11 feet; thence South 28°10'30" East 36.53 feet; thence South 2°46'16" East 69.36 feet; thence West 84 feet; thence North 102.35 feet to the point of beginning.

**PARCEL 1A:**

A right of way for ingress and egress to 3500 South Street over and across the apartment complex facilities presently designated for vehicular traffic only and located on the following described property.

Lot 13, LEHMAN SUBDIVISION, according to the Official Plat thereof, as recorded in the office of the County Recorder of Salt Lake County.

ALSO BEGINNING at a point on the South line of 3500 South Street said point being East along the Section line 634.50 feet and South 33.00 feet from the Northwest corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 76.00 feet; thence West 13.50 feet; thence South 19.00 feet; thence West 27.00 feet; thence South 429.65 feet; thence South 89°17'20" East 70.11 feet; thence South 28°10'30" East 36.53 feet; thence South 2°46'16" West 69.36 feet to the North line of Lot 14, LEHMAN SUBDIVISION; thence East 166 feet; thence North 627.00 feet; thence West 209.50 feet to the point of BEGINNING.

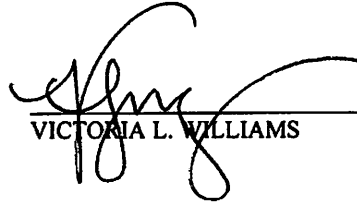
EXCEPTING THEREFROM the North 20 feet thereof.

5. Said WARRANTY DEED was recorded in the Official Records of the SALT LAKE County Recorder. The document is also identified by the following information from said document and recording information:

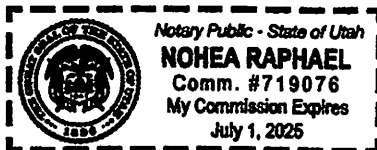
RECORDED: 5/3/2019  
ENTRY NO.: 12980909  
BOOK: 10776  
PAGE: 9240-9241  
GRANTOR: BENJAMIN OVIATT  
GRANTEE: REDEVELOPMENT AGENCY OF WEST VALLEY CITY

6. Due to a TYPO error, the WARRANTY DEED described herein above contained an error in the LEGAL DESCRIPTION.
7. The correct LEGAL DESCRIPTION reflected AS SET FORTH ABOVE IN PARAGRAPH 4.

DATED this 10 day of August, 2021.

  
VICTORIA L. WILLIAMS

SUBSCRIBED AND SWORN to before me this 10 day of AUGUST, 2021.



  
Notary Public



CAPSTONE TITLE & ESCROW INC.  
2115 E. Dallin Street, Salt Lake City, Utah 84109  
801.466.7681 • F. 801.466.7720  
www.capstonetitleutah.com

WHEN RECORDED MAIL TO:  
GRANTEE  
3079 WEST 3500 SOUTH  
WEST VALLEY CITY, UT 84119  
  
CTE NO. 107222

12980909  
5/3/2019 10:35:00 AM \$14.00  
Book - 10776 Pg - 9240-9241  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
CAPSTONE TITLE & ESCROW  
BY: eCASH, DEPUTY - EF 2 P.

## WARRANTY DEED

### BENJAMIN OVIATT

Grantor, of WEST VALLEY CITY, SALT LAKE County, State of UTAH,  
hereby CONVEYS and WARRANTS to

### REDEVELOPMENT AGENCY of WEST VALLEY CITY

Grantee, of WEST VALLEY CITY, SALT LAKE County, State of UTAH, for the  
sum of TEN DOLLARS and other good and valuable consideration, the following  
tract of land in SALT LAKE County, State of Utah, to-wit

See Attached Exhibit "A"

Parcel No. 15-33-103-019

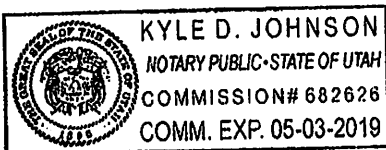
Subject to easements, restrictions and rights of way appearing of record and  
enforceable in law and equity and general property taxes for the year 2019 and  
thereafter.

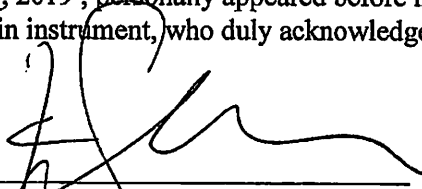
WITNESS the hand of said grantor, this 2 day of May,  
2019

  
\_\_\_\_\_  
BENJAMIN OVIATT

STATE OF UTAH            )  
                                      :SS  
COUNTY OF SALT LAKE )

On the 2 day of May, 2019, personally appeared before me  
BENJAMIN OVIATT the signer(s) of the within instrument, who duly acknowledged  
to me that they executed the same.



  
\_\_\_\_\_  
Notary Public

CAPSTONE TITLE & ESCROW INC.  
ORDER NUMBER: 107222

## EXHIBIT "A" LEGAL

### PARCEL 1:

Beginning at a point which is East along the Section line 594.00 feet and South 557.65 feet from the Northwest corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°17'20" East 70.11 feet; thence South 28°10'30" East 46.53 feet; thence South 2°46'16" East 69.36 feet; thence West 84 feet; thence North 102.35 feet to the point of beginning.

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Also Beginning at a point on the South line of 3500 South Street said point being East along the Section line 624.50 feet and South 33.00 feet from the Northwest corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 76.00 feet; thence West 13.50 feet; thence South 19.00 feet; thence West 27.00 feet; thence South 429.65 feet; thence South 89°17'20" East 70.11 feet; thence South 28°10'30" East 36.53 feet; thence South 2°46'16" West 69.36 feet to the North line of Lot 14, LEHMAN SUBDIVISION; thence East 166 feet; thence North 6227.00 feet; thence West 209.50 feet to the point of beginning.

Excepting therefrom the North 20 feet thereof.

## 2019 PRORATION (LAND & BLDG)

<b>PARCEL NO.</b>													
DAYS EXEMPT	DAYS IN YEAR	%	ACREAGE EXEMPT	PARCEL ACRES	%	% EXEMPT FOR 2019	ORIGINAL LAND TAXABLE VALUE	EXEMPT AMOUNT	NEW LAND TAXABLE VALUE	BUILDING VALUE	MINUS RESIDENTIAL EXEMPTION	TAX RATE FOR 2019	ESTIMATED TAX FOR 2019
243	365	0.6658	0.2	0.2	1.0000	0.67	\$63,800	42746	\$ 21,054	\$64,400	\$47,000	0.0151100	\$ 710.17