

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL DECLARING SURPLUS REAL PROPERTY AND APPROVING THE CONVEYANCE OF THE SAME BY QUITCLAIM DEED TO SARAH KUHN AND CASEY BLOODWORTH

RECITALS

1. Salt Lake County (the “County”) owns a parcel of land located at approximately 2585 S 800 E., Salt Lake City, Utah, identified as Tax Id. No. 16-20-376-025 (the “Property”), which was struck off to COUNTY after the tax sale on May 26, 2016.

2. Sarah Kuhn and Casey Bloodworth have offered to purchase the Property from the County for Six Hundred Sixty-Seven Dollars (\$667.00), which amount has been approved by the Salt Lake County Real Estate Section as fair market value. This offer is in the form of a Tax Sale Property Purchase Agreement (the “Agreement”), attached hereto as Exhibit A.

3. The County has determined that the Property is not in public use. Proceeds from the sale of the Property will be distributed in accordance with Section 59-2-1351.5 of the Utah Code.

4. It has been determined that the best interest of the County and the general public will be served by the sale and conveyance of the Property to Sarah Kuhn and Casey Bloodworth. The sale and conveyance will be in compliance with all applicable state statutes and County ordinances.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the Property described in Exhibit 1 attached to the Agreement is hereby declared surplus property.

IT IS FURTHER RESOLVED by the Salt Lake County Council that the sale and conveyance of the Property by quitclaim deed to Sarah Kuhn and Casey Bloodworth, as provided

in the Agreement for the agreed value of Six Hundred Sixty-Seven Dollars (\$667.00) is hereby approved, the Mayor is hereby authorized to execute the Agreement, and the Mayor and County Clerk are hereby authorized to execute the Quitclaim Deed, attached to the Agreement as Exhibit B, and to deliver the fully executed documents to the Salt Lake County Real Estate Section for delivery to Sarah Kuhn and Casey Bloodworth, upon payment of the agreed upon purchase amount.

APPROVED and ADOPTED this ___ day of _____, 2024.

SALT LAKE COUNTY COUNCIL

By: _____
Laurie Stringham, Chair

ATTEST:

Lannie Chapman
Salt Lake County Clerk

Council Member Alvord voting	_____
Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Granato voting	_____
Council Member Harrison voting	_____
Council Member Stewart voting	_____
Council Member Stringham voting	_____
Council Member Theodore voting	_____
Council Member Winder Newton voting	_____

Reviewed as to Form and Legality:

R. Christopher Preston
Deputy District Attorney Salt Lake County

EXHIBIT A
Tax Sale Property Purchase Agreement

TAX SALE PROPERTY PURCHASE AGREEMENT

THIS TAX SALE PROPERTY PURCHASE AGREEMENT (“Agreement”) is made and executed this 31st day of January, 2024, by and between SALT LAKE COUNTY, a body corporate and politic of the State of Utah, with its business address located at 2001 South State Street, S3-110, Salt Lake City, Utah 84190 (hereinafter referred to as “COUNTY”), and **Sarah Kuhn and Casey Bloodworth**, who reside at 2583 South 800 East, Salt Lake City, Utah 84106 (hereinafter referred to as “BUYER”). COUNTY and BUYER may be referred to herein jointly as “Parties” and individually as a “Party.”

RECITALS

- A. COUNTY owns a parcel of land located at approximately 2585 S 800 E, Salt Lake City, Utah, identified as Tax Id. No. 16-20-376-025 (the “Property”), which was struck off to COUNTY after the tax sale on May 26, 2016.
- B. BUYER owns real property adjacent to the Property and desires to purchase from County any right, title, or interest of County in and to the Property. A description of the Property is attached hereto as Exhibit 1 and incorporated herein by this reference.
- C. COUNTY has determined that the Property is not currently in public use, and the Salt Lake County Real Estate Section has determined that the value of the Property is Six Hundred Sixty-Seven Dollars (\$667.00).

IN CONSIDERATION of the covenants and conditions set forth herein, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed by the Parties hereto as follows:

- 1. COUNTY agrees to convey and deliver to BUYER a quitclaim deed for the Property (the “Quitclaim Deed”), the form of which is attached hereto as Exhibit 2 and incorporated herein by this reference.
- 2. IN CONSIDERATION for conveying the Property by quitclaim deed, BUYER shall pay COUNTY Six Hundred Sixty-Seven Dollars (\$667.00, the “Purchase Price”). As additional consideration, COUNTY recognizes that BUYER will assume the responsibility for all of the trees on the Property.
- 3. COUNTY makes no representations as to the title conveyed, nor as to BUYER's right of possession of the Property. Similarly, COUNTY makes no warranties or representations as to whether the Property is buildable or developable, nor does COUNTY make any representations regarding whether the Property complies with applicable zoning regulations. COUNTY does not warrant or represent that the Property is habitable or in any particular condition. COUNTY also makes no warranties or representations regarding the accuracy of the

assessment of the Property or the accuracy of the description of the real estate or improvements therein.

4. COUNTY and BUYER agree that time is of the essence of this Agreement.

5. COUNTY and BUYER understand and agree that this Agreement shall not be considered final until executed by the Mayor of Salt Lake County, pursuant to a resolution of the Salt Lake County Council.

6. COUNTY and BUYER agree that Derrick Sorensen of the Salt Lake County Real Estate Division shall act as closing agent in accordance with the terms of this Agreement for the Parties hereto.

7. Upon receipt of the full Purchase Price from BUYER, COUNTY shall deliver the Quitclaim Deed to BUYER.

8. CAMPAIGN CONTRIBUTIONS: BUYER acknowledges the prohibition of campaign contributions by contractors to COUNTY candidates, pursuant to Chapter 2.72A, Salt Lake County Code of Ordinances, 2001. BUYER also acknowledges and understands this prohibition means that any person, business, corporation or other entity that enters into a contract or is engaged in a contract with BUYER may be prohibited from making certain campaign contributions to COUNTY candidates. BUYER further acknowledges that violation of this prohibition may result in criminal sanctions as well as termination of this Agreement. BUYER represents, by executing this Agreement, that BUYER has not made or caused others to make any campaign contribution to any COUNTY candidate in violation of the above-referenced County ordinance.

9. It is agreed that the terms herein constitute the entire Agreement between COUNTY and BUYER and that no verbal statement made by anyone shall be construed to be part of this Agreement unless incorporated in writing herein.

[Signature Page Follows Below]

IN WITNESS OF THIS TAX SALE PROPERTY PURCHASE AGREEMENT, the Parties hereto have caused this Agreement to be duly executed this 31st day of January, 2024.

SALT LAKE COUNTY:

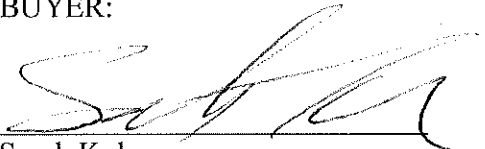
By Exhibit Only, Do Not Sign
Mayor or Designee

RECOMMENDED FOR APPROVAL:


Derrick L. Sorensen
Salt Lake County Property Manager

Reviewed as to Form and Legality:

R. Christopher Preston
Salt Lake County Deputy District Attorney

BUYER:


Sarah Kuhn



Casey Bloodworth

EXHIBIT 1
LEGAL
DESCRIPTION

Tax Serial No. 16-20-376-025

COM N 89°49' E 1049.1 FT & N 0°21' E 563 FT FR SW COR LOT 2 BLK 44 10 AC
PLAT A BIG FIELD SUR N 0°21' E 50 FT S 89°49' W 27 FT S 0°19' W 50 FT N 89°49'
E 27 FT TO BEG

EXHIBIT B
Quitclaim Deed

WHEN RECORDED RETURN TO:

Sarah Kuhn & Casey Bloodworth
2583 S 800 E
Salt Lake City, Utah 84106

Space above for County Recorder's use

Real Estate No. 4054
Tax Serial No. 16-20-376-025

QUITCLAIM DEED
Salt Lake County

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, (hereinafter referred to as "GRANTOR"), hereby quitclaims to Sarah Kuhn and Casey Bloodworth, (hereinafter referred to as "GRANTEE"), for the sum of Ten Dollars (\$10.00), the following parcel of real property in Salt Lake County, Utah, located at 2585 South 800 East., Salt Lake City, Utah, identified as Tax Id. No. 16-20-376-025, and as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

[Signature Page Follows Below]

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this ___ day of _____, 2024.

SALT LAKE COUNTY:

By: Exhibit Only, Do Not Sign
MAYOR or DESIGNEE

By: _____
COUNTY CLERK

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

On the ___ day of _____, 2024, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County by authority of law.

Notary Public

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

On this ___ day of _____, 2024, personally appeared before me _____, who being duly sworn, did say that he/she is the _____ CLERK of Salt Lake County, and that the foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a Resolution of the SALT LAKE COUNTY COUNCIL.

Notary Public

Reviewed as to Form and Legality:

R. Christopher Preston
Salt Lake County Deputy District Attorney

EXHIBIT A”

Tax Serial No. **16-20-376-025**

COM N 89°49' E 1049.1 FT & N 0°21' E 563 FT FR SW COR LOT 2 BLK 44 10 AC PLAT
A BIG FIELD SUR N 0°21' E 50 FT S 89°49' W 27 FT S 0°19' W 50 FT N 89°49' E 27 FT
TO BEG