

RESOLUTION NO. \_\_\_\_\_, 2025

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL DECLARING  
SURPLUS REAL PROPERTY AND APPROVING THE SALE AND  
CONVEYANCE OF THE SAME BY QUITCLAIM DEED TO  
NATALIE ANN HENDRIX  
RECITALS

1. Salt Lake County (“County”) owns a parcel of land located approximately at 7535 South Birch St., Midvale, UT 84047, identified as Tax Id. No. 21-25-429-005-0000 (the “Property”); and
2. Natalie Ann Hendrix (“Hendrix”) owns real property adjacent to the Property, and desires to purchase from County any right, title, or interest of the County in and to the Property. A description of the Property is included in the Property Purchase Agreement (“Agreement”) as Exhibit “A” and the Agreement is attached hereto as Exhibit 1, and incorporated herein by this reference.
3. Hendrix has offered in writing to purchase the Property from County for Five Thousand Two Hundred Twenty-Six Dollars (\$5,226.00 the “Purchase Price”), which amount has been approved by the Salt Lake County Real Estate Section as fair market value.
4. County has determined that the Property is not in public use. Proceeds from the sale of the Property will be distributed in accordance with Utah Code Section 59-2-1351.5.
5. It has been determined that the best interest of County and the general public will be served by the sale and conveyance of the Property to Hendrix.
6. 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 of 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 NATALIE ANN HENDRIX, as provided in the Agreement for the agreed appraised value of Five Thousand Two Hundred Twenty-Six Dollars (\$5,226.00) is hereby approved; and 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 2, and to deliver the fully executed documents to the County Real Estate Section for delivery to NATALIE ANN HENDRIX, upon payment of the agreed upon Purchase Price.

APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

SALT LAKE COUNTY COUNCIL

By: \_\_\_\_\_  
Dea Theodore, Chair

ATTEST:

\_\_\_\_\_  
Lannie Chapman  
Salt Lake County Clerk

Council Member Bradshaw voting	_____
Council Member Harrison voting	_____
Council Member Moreno voting	_____
Council Member Pinkney voting	_____
Council Member Romero voting	_____
Council Member Stewart voting	_____
Council Member Stringham voting	_____
Council Member Theodore voting	_____
Council Member Winder Newton voting	_____

Reviewed and Advised as to Form and Legality:

\_\_\_\_\_  
John E. Diaz  
Senior Deputy District Attorney  
Salt Lake County

EXHIBIT A  
Property Purchase Agreement

## PROPERTY PURCHASE AGREEMENT

This PROPERTY PURCHASE AGREEMENT ("Agreement"), is made and executed this \_\_ day of \_\_\_\_\_, 2025, by and between SALT LAKE COUNTY, a body corporate and politic of the State of Utah, with its address located at 2001 South State Street, Salt Lake City, Utah 84190 ("County"), and NATALIE ANN HENDRIX, an individual, residing at 7535 South Birch St., Midvale, Utah 84047 ("Buyer). County and Buyer may be referred to herein jointly as the "Parties" and individually as a "Party."

### RECITALS

**WHEREAS**, County owns a parcel of land located approximately at 7535 South Birch St., Midvale, UT 84047, identified as Tax Id. No. 21-25-429-005-0000 (the "Property"); and

**WHEREAS**, Buyer owns real property adjacent to the Property, and desires to purchase from the County any right, title, or interest of the County in and to the Property. A description of the Property is attached hereto as Exhibit 1, and incorporated herein by this reference.

**WHEREAS**, 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 Five Thousand Two Hundred Twenty-Six Dollars (\$5,226.00).

**NOW, THEREFORE**, in consideration of the stated Recitals, which are incorporated herein by reference, and the mutual covenants and agreements of the Parties, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. County agrees to sell, convey, transfer, 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 Five Thousand Two Hundred Twenty-Six Dollars (\$5,226.00 the "Purchase Price").

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 with 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, and the County Clerk pursuant to a resolution of the Salt Lake County Council.

6. County and Buyer agree that Director or acting Director of the Salt Lake County Real Estate Division shall act as closing agent for the Parties hereto in accordance with the terms of this Agreement.

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 maybe 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.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed this \_\_\_\_ day of \_\_\_\_\_, 2025.

**COUNTY:** SALT LAKE COUNTY:

RECOMMENDED FOR APPROVAL:

By \_\_\_\_\_  
Mayor or Designee

\_\_\_\_\_  
Clinton Benson  
Acting Salt Lake County Property Director

**BUYER:** NATALIE ANN HENDRIX:

Reviewed and Advised as to Form and  
Legality:

\_\_\_\_\_  
By:

Do not sign for exhibit purpose only  
\_\_\_\_\_  
John E. Diaz  
Senior Deputy District Attorney  
Salt Lake County

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

Address: Approximately located at 7535 South Birch St., Midvale, UT 84047

Parcel #: 21-25-429-005-0000

Legal Description:

**COM 59 RDS S & 20 RDS W FR E 1/4 COR SEC 25 T 2S R 1W SL MER S 26.4 FT W 4 RDS N 26.4 FT E 4  
RDS TO BEG 0.04 AC SLCO TD**

**EXHIBIT 2**  
**QUITCLAIM DEED**

DA # 25CIV000638  
WHEN RECORDED RETURN TO:  
Salt Lake County Real Estate  
2001 South State Street, Suite S3-110  
Salt Lake City, Utah 84114-3300

*Space above for County Recorder's use*

*Parcel No. 21-25-429-005-0000.*

**QUITCLAIM DEED**  
**Salt Lake County**

SALT LAKE COUNTY a body corporate and politic of the State of Utah, with its address located at 2001 South State Street, Salt Lake City, Utah 84190 ("Grantor"), hereby Quitclaim(s) to, NATALIE ANN HENDRIX, an individual, residing at 7535 South Birch St., Midvale, Utah 84047 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

**(SEE EXHIBIT A)**

**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 \_\_\_\_\_, 2025.

SALT LAKE COUNTY

By: \_\_\_\_\_  
MAYOR or DESIGNEE

Reviewed and Advised as to Form and Legality:

Do not sign for exhibit purpose only

\_\_\_\_\_  
John E. Diaz  
Senior Deputy District Attorney  
Salt Lake County

By: \_\_\_\_\_  
COUNTY CLERK



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

On this \_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me \_\_\_\_\_,  
who being 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.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_

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

On this \_\_\_\_ day of \_\_\_\_\_, 2025, 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

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_

**(EXHIBIT A)**

**Parcel 21-25-429-005**

**COM 59 RDS S & 20 RDS W FR E 1/4 COR SEC 25 T 2S R 1W SL MER S 26.4 FT W 4 RDS  
N 26.4 FT E 4 RDS TO BEG 0.04 AC SLCO TD**