



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

July 14, 2020

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

Re: 2019 Delinquent taxes
Parcel No: 27-34-251-006
Name: Riverton City Senior Citizens

Honorable Council Chair Max Burdick,

We recommend that you reduce the 2019 delinquent general property taxes on the above-named parcel from \$5,168 to \$-0-.

This parcel was originally owned by Riverton City but deeded to the Riverton City Senior Citizens, Inc. The wording in the original deed states that the property shall revert automatically to the Grantor if it is no longer needed for the stated purposes. The parcel is currently being used as a retention pond by the city. An affidavit of Revision of property was recorded June 15, 2020 stating that the property ceased to be used for functions under the Federal Housing and Community Development Act of 1974 and shall revert automatically back to the grantor. (Riverton City)

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,

Kevin Jacobs
Salt Lake County Assessor
Chris Stavros
Chief Deputy Assessor

DC/kh
Rec: 02/28/18
enclosures

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

07/14/2020
09:28:25

27-34-251-006-0000 PS _____ CATEGORY 202 GENERAL PROP

RIVERTON CITY SENIOR CITIZENS
INC
12830 S REDWOOD RD
RIVERTON
UT 84065-6609-30

ADDRESS SUPR
ID 21633669

LAST ACTION 02/09/2019 12.28.40 LAST PMT 05/20/2019 40 47 50918331

----- AMOUNTS DUE -----								
YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL	
2018	42			051519-071320	.0845			
2019	42	5,168.12	129.20	010120-071320	.0775	219.33	5,516.65	

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 07/14/2020 5,516.65

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

13298312
06/15/2020 02:31 PM \$0.00
Book - 10961 Pg - 2657-2658
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
RIVERTON CITY RECORDER
12830 S 1700 W
RIVERTON UT 84065
BY: NUA, DEPUTY - WI 2 P.

WHEN RECORDED, MAIL TO:
Riverton City Recorder
12830 South 1700 West
Riverton, Utah 84065

Tax ID No. 27-34-251-006
Riverton City Detention Pond Property

AFFIDAVIT

REVERSION OF PROPERTY PER SPECIAL WARRANTY DEED CONDITIONS

I, Jason Scott Lethbridge, do hereby depose and say:

That I am an employee of Riverton City and, as such, have direct knowledge of the property located at 12891 S Redwood Road and referenced by Parcel ID# 27-34-251-006, "the Property", and the circumstances described below.

That the Property was transferred to "Riverton City Senior Citizens, Incorporated" by "Riverton City" via a Special Warranty Deed recorded with the Salt Lake County Recorder's Office on October 18, 1983 as Entry No. 3857902 in Book 5499 at Page 2323.

That said Special Warranty Deed included language stipulating that in the event the Property was no longer used or needed for the "purpose" as stated in the deed, which was "as a site and center for senior citizen activities and functions or for other eligible activities and objectives under the Federal Housing and Community Development Act of 1974", the Property "shall revert automatically to the Grantor" (Riverton City).

That on Wednesday, January 12, 2011, Riverton City occupied jointly with Salt Lake County a new Senior Center located at 12914 S Redwood Road, and subsequently all "senior citizen activities and functions or... other eligible activities and objectives under the Federal Housing and Community Development Act of 1974" ceased on the parcel located at 12891 S Redwood Road.

That related to the widening of Redwood Road adjacent to the Property, all buildings, structures, and surface improvements on the Property were removed and the Property was developed jointly with UDOT as a storm water detention facility.

When Recorded, return to:
Riverton Senior Citizens Center
Attn: Leonard C. Beckstead
12891 So. 1700 W.
Riverton, Utah 84065
Recording data:

3557902

No Fee

Should Throat
Lowell Hurst

SALT LAKE COUNTY
REC'D OF REAL ESTATE
SEP 19 9 35 AM '99

SPECIAL WARRANTY DEED

RIVERTON CITY, a municipal corporation of the State of Utah, GRANTOR, hereby CONVEYS and WARRANTS, against all claiming by, through or under said grantor, to RIVERTON CITY SENIOR CITIZENS, INCORPORATED, a non-profit corporation of the State of Utah, GRANTEE, whose address is Riverton City, Utah 84065, for the sum of one dollar (\$1.00) and other good and valuable consideration, the following parcel of real property and all improvements and permanent fixtures thereon located in Riverton City, Salt Lake County, State of Utah, which property is described with particularity as follows:

Beginning at a point 614.46 ft. S. from the northwest corner of the south $\frac{1}{2}$ of the northeast quarter of section 34, T.3 S., R.1 W., SLB&M, said corner being 1321 ft. from the north $\frac{1}{2}$ corner of said section, south 80.5 ft; east 20 rods; north 80.5 feet; west 20 rods to the point of beginning.

TO HAVE AND TO HOLD the foregoing described property (the Property) unto the Grantee so long as it is held and used by the Grantee, or a successor in interest or transferee of the Grantee, as a site and center for senior citizen activities and functions or for other eligible activities and objectives under the Federal Housing and Community Development Act of 1974 as it has been or may hereafter be amended (the Act), and in the event the Property is not used or is abandoned for use for the purpose or purposes stated herein or in the event the Grantee determines that the Property is not needed or is no longer needed for the stated purpose or purposes as afore-

BOOK 5499 PAGE 2323

said, then and in any of those events the estate created hereunder shall cease and determine and the Property, including all improvements and permanent fixtures thereon, shall revert automatically to the Grantor unless the Grantor has been dissolved in which latter event the Property shall automatically revert to Salt Lake County, a body corporate and politic of the State of Utah, as provided in the prior conveyances of the Property to the Grantor. It is the intent of the Grantor that the estate created hereunder shall be a fee simple determinable, and not an estate on condition subsequent, and that upon the occurrence of any of the above-stated events, the estate created hereunder shall terminate automatically without any exercise of an election or power to terminate by either the Grantor or Salt Lake County.

This deed of conveyance is made in furtherance of a Community Development project under the Act the conduct of which is primarily the responsibility of the Grantor but with respect to which Salt Lake County has the ultimate financial and operational responsibility, and therefore, the GRANTEE DOES HEREBY COVENANT, by the delivery and acceptance of this deed, that all facilities constructed, renovated or remodeled on the Property for any of the purposes stated in this deed shall not be limited or restricted in use in any way but shall be open to all senior citizens of Salt Lake County, or any other persons, as appropriate, regardless of their place of residence or whether or not they may be members of Riverton City Senior Citizens, Incorporated, as prescribed by the Rules and Regulations governing the Community Development Program. It is intended that this covenant shall run with the land and shall be

binding upon any successor in interest of the Grantee or any assignee or transferee of the title to the Property conveyed hereunder.

This deed and the transfer represented thereby have been duly authorized by a resolution of the governing Body of Riverton City, the Grantor, adopted on September 20, 1983.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers this 17th day of October, 1983.

GRANTOR:

RIVERTON CITY, UTAH

By Dale F. Gardiner
DALE F. GARDINER, Mayor

ATTEST:

Joyce N. Lloyd
City Recorder

(S E A L)

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

On the 17th day of October, A.D., 1983, personally appeared before me Dale F. Gardiner who duly acknowledged to me that he is the Mayor of Riverton City, a municipal corporation of the State of Utah, and that he signed the within and foregoing instrument for and in behalf of Riverton City by authority of a resolution

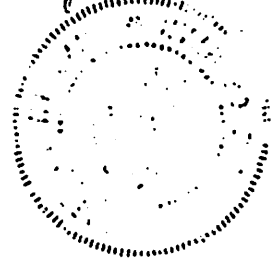
BOOK 5:599 PAGE 2325

of its governing body, and he further duly acknowledged to me that Riverton City executed the same.

Richard D. Hillman
NOTARY PUBLIC, Residing in:
Salt Lake City, County Utah

My Commission Expires:

12-31-86



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