



**Kevin Jacobs**  
Salt Lake County Assessor

**Chris Stavros**  
Chief Deputy Assessor

April 17, 2019

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

Re: 2015, 2016, & 2017 Delinquent taxes  
Parcel No: 26-12-277-039 PS 101  
Name: South Jordan City

Honorable Council Chair Richard Snelgrove,

We recommend that you reduce the 2015 delinquent taxes from \$1,691.75 to \$-0- the 2016 delinquent taxes from \$1,644.84 to \$-0- and the 2017 delinquent taxes from \$1,558.60 to \$-0- on the above referenced parcel.

South Jordan City acquired this property February 20, 2014 and should have been exempt for 2015 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,

Kevin Jacobs  
Salt Lake County Assessor  
Chris Stavros  
Chief Deputy Assessor

DC/kh  
enclosures

PIRDM605

SALT LAKE COUNTY TREASURER  
STATEMENT OF DELINQUENT TAXES (RS)

04/17/2019  
17:18:45

26-12-277-039-0000 PS 101 CATEGORY 202 GENERAL PROP

SOUTH JORDAN CITY

1600 W TOWNE CENTER DR  
SOUTH JORDAN  
UT 84095-8697

MEMOS  
RELATED PARCELS

ADDRESS SUPR  
ID 21635004

LAST ACTION 08/30/2018 11.22.04 LAST PMT

----- AMOUNTS DUE -----								
YEAR	DST	TAXES	PEN	+ FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2015	38	1,691.75		42.29	010118-041619	.0700	156.63	1,890.67
2016	38	1,644.84		41.12	010118-041619	.0700	152.29	1,838.25
2017	38	1,558.60		38.97	010118-041619	.0725	149.46	1,747.03

INTEREST CREDIT  
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 04/17/2019

5,475.95

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

K. Wayne Cushing, CPA  
 Salt Lake County Treasurer  
 Website: [slco.org/treasurer](http://slco.org/treasurer)  
 Email: [slcotreasurer@slco.org](mailto:slcotreasurer@slco.org)  
 Tel : (385) 468-8300  
 Fax: (385) 468-8301

**DELINQUENT TAX NOTICE**  
 Includes All Prior Year Delinquent Property Tax,  
 Certifications, Penalties, & Interest Calculated THROUGH  
**MARCH 15, 2019**  
 (Contact our agency for an exact payoff tied to a specific date)



2001 South State Street #N1-200  
 P.O. Box 144575  
 Salt Lake City, UT 84114-4575  
 Hours: 8AM - 5PM

Property Owner	Parcel #	Tax Area
*****AUTO**5-DIGIT 84095 #261227703900006# AA 6060-P33 124	26-12-277-039-0000-101	38
Property Address		
SOUTH JORDAN CITY 1600 W TOWNE CENTER DR SOUTH JORDAN UT 84095-8697		9850 S 4800 W

CODE	DESCRIPTION / SERVICE PROVIDER	PHONE #	PROPERTY TAX / CERTIFICATION	LATE PENALTY	DISTRICT PENALTY / INT. & FEES	TOTAL
202	GENERAL TAX	385-468-8300	4,895.19	122.38	426.27	5,443.84
Subtotal						5,443.84
Check Return Fee						0.00
Admin. Fee						0.00
<b>TOTAL DUE</b>						<b>5,443.84</b>

PAYMENTS RECEIVED AFTER FEBRUARY 13, 2019 ARE NOT REFLECTED ON THIS DELINQUENT TAX STATEMENT.

\*AMOUNT DUE IF PAID ON MARCH 15, 2019\*

**Information**  
 PAY BY 03/15/19 TO AVOID ADDITIONAL INTEREST CHARGES.  
 THIS PARCEL IS RELATED TO OTHER DELINQUENT PARCELS. CONTACT TREASURER'S OFFICE FOR DETAILS.  
 Note: Interest is 8.45% and began accruing January 1, 2019.

**Payment Options**  
 CASH / CHECK  
 • In-Person or Via US Mail (Credit or Debit cards are not accepted)  
 CREDIT / DEBIT CARD PAYMENTS  
 \*Bank Fees: Credit 2.4% with \$1.95 min. / Debit 1% with \$1.00 min.  
 • Online: [slco.org/treasurer](http://slco.org/treasurer) Click "Make A Payment Online"  
 • Telephone Toll-free Payment: 855-362-0841  
 • Smart Phone QR Scan & Pay   
 eCHECK (electronic CHECK; currently no bank processing fee)  
 • Online: [slco.org/treasurer](http://slco.org/treasurer) - Click "Make A Payment Online" and follow prompts (Bank account & routing #s needed)

Please review important info on the reverse side

\*AMOUNT DUE IF PAID ON MARCH 15, 2019\*

This stub must accompany any a/c or mailed payment

**Property Tax Information**  
 26-12-277-039-0000-101  
 SOUTH JORDAN CITY  
 1600 W TOWNE CENTER DR  
 SOUTH JORDAN UT 84095-8697

**TOTAL DUE** **5,443.84**  
 \*AMOUNT DUE IF PAID ON MARCH 15, 2019\*  
 INSTRUCTIONS:  
 • Write the parcel #(s) on the check  
 • The canceled check is your receipt  
 • Do not send cash  
 • Make checks payable to:  
 Salt Lake County Treasurer  
 PO Box 410418  
 Salt Lake City, UT 84141-0418

**Please sign up to receive future official tax notices digitally only via email.** Especially if your mortgage holder pays your taxes, be part of the solution by receiving your duplicate copy via email. This project has grown significantly every year. To sign up, go to [slco.org/treasurer](http://slco.org/treasurer), click on the green leaf at the top of the page and follow the prompts or just add your email address below and return this to our agency. My Email Address: (Please print clearly) \_\_\_\_\_  
 (My email address opts me into the a/c bill via e-mail tax notice program)

See info and provide mail and email address changes on the reverse side of this payment stub

WHEN RECORDED, MAIL TO:  
South Jordan City  
1600 West Towne Center Drive  
South Jordan, Utah 84095

#3

11815811  
03/10/2014 02:12 PM \$0.00  
Book - 10216 Pg - 2130-2131  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH JORDAN  
1600 W TOWNE CENTER DR  
SOUTH JORDAN UT 84095-8265  
BY: LHP, DEPUTY - WI 2 P.

### Warranty Deed

Salt Lake County

Parcel No. R299:105:C  
Project No. F-R299(137)  
Affecting Tax ID. No. 26-12-277-036  
Pin: 10005

Ron Wood, Grantor, of Blackfoot, County of Bingham, State of Idaho, hereby CONVEYS AND WARRANTS to **SOUTH JORDAN CITY**, a municipal corporation and political subdivision of the State of Utah, located at 1600 West Towne Center Drive (10610 South), South Jordan, Utah 84095, Grantee, for the sum of 10 Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for a highway known as Project No. F-R299(137), being part of an entire tract of property, situate in the SE1/4 NE1/4 of Section 12, T. 3 S., R. 2 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract at a point 39.97 ft. radially distant easterly from the 4800 West Roadway Control Line of said project, opposite Engineers Station 44+30.79, which point is also 701.12 ft. N. 00°13'05" E. from the East Quarter Corner of said Section 12, and running thence Southwesterly 35.98 ft. along a 412.88 ft. radius curve to the right, (Note: Chord to said curve bears S. 29°03'50" W. for a distance of 35.97 ft.) to a point of non-tangency; thence S. 25°19'48" W. 125.00 ft.; thence Southerly 418.95 ft. along the arc of a 496.50 ft. radius curve to the left, (Note: Chord to said curve bears S. 01°09'24" W. for a distance of 406.63 ft.); thence S. 23°00'59" E. 125.00 ft.; thence Southerly 37.54 ft. along the arc of a 569.50 ft. radius curve to the right, (Note: Chord to said curve bears S. 21°07'42" E. for a distance of 37.53 ft.) to the southerly boundary line of said entire parcel at a point 36.50 ft. radially distant easterly from said control line, opposite Engineers Station 36+62.50; thence N. 89°37'59" W. 78.23 ft. along said southerly boundary line to the westerly right-of-way line of said 4800 West Street at a point 36.50 ft. radially distant westerly said control line, opposite Engineers station 36+90.69; thence Northwesterly 6.46 ft. along the arc of a 496.50 ft. radius curve to the left, (Note: Chord to said curve bears N. 22°38'37" W. for a distance of 6.46 ft.); thence N. 23°00'59" W. 125.00 ft.; thence Northerly 480.55 ft. along the arc of a 569.50 ft. radius

NTA 14-1116 JWK

curve to the right, (Note: Chord to said curve bears N. 01°09'24" E. for a distance of 466.42 ft.); thence N. 25°19'48" E. 125.00 ft.; thence Northwesterly 34.76 ft. along the arc of a 496.50 ft. radius curve to the left, (Note: Chord to said curve bears N. 23°19'28" E. for a distance of 34.75 ft.) to a point of non-tangency; thence N. 11°45'16" E. 24.67 ft. to a point of non-tangent curvature; thence Northerly 98.54 ft. along the arc of a 493.00 ft. radius curve to the left, (Note: Chord to said curve bears N. 12°45'51" E. for a distance of 98.38 ft.) to the northerly boundary line of said entire tract, which point is 40.00 ft. radially distant westerly from said control line, opposite Engineers Station 45+67.54; thence along said northerly boundary line the following two (2) courses: 1) N. 45°37'44" E. 14.73 ft.; thence S. 89°40'28" E. 33.02 ft. to the easterly line of said Section 12; thence S. 00°13'05" W. 161.92 ft. along said section line to the point of beginning. The above described parcel of land contains 63,497 square feet in area, or 1.458 acres, more or less.

WITNESS, the hand of said Grantor, this 20 day of February A.D. 20 14.

Signed in the presence of:

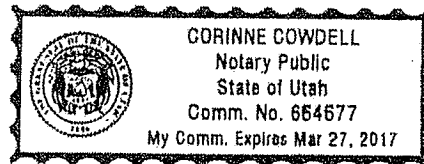
corinne cowdell

STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake )

Ron Wood

On the date first above written personally appeared before me, Ron Wood, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

Corinne Cowdell  
Notary Public





# South Jordan City, a Utah Municipal Right of Way Contract

*Fee Simple Acquisition*

Project No: F-R299(137) Parcel No.(s): 105:C, 105:SC, 105:STC

Job/Proj / Auth No: Pin No: 10005  
Project Location: 4800 West; Skye Drive to 10200 South  
County of Property: SALT LAKE Tax ID / Sidwell No: 26-12-277-036  
Property Address: 9850 South 4800 West SOUTH JORDAN UT, 84095  
Owner's Address: 594 West 75 South, BLACKFOOT, ID, 83221  
Primary Phone: Owner's Home Phone: Owner's Work Phone:  
Owner / Grantor (s): Ron Wood

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:

The Grantor hereby agrees to convey and sell by Warranty Deed, Warranty Deed, Warranty Deed a parcel(s) of land known as parcel number(s) 105:C, 105:SC, 105:STC for transportation purposes. This contract is to be returned to: Scott D Cooley (Consultant), Right of Way Agent c/o South Jordan City, a Utah Municipal Corporation, 1600 W Towne Center Dr, South Jordan, UT 84095.

1. Grantor will transfer property free of all liens and encumbrances except recorded easements.
2. Grantor agrees to transfer property free of all debris and any hazardous materials (including paint or other household products.)
3. Grantor shall leave the property in the same condition, as it was when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in this agreement. Grantor agrees to maintain the property until the City takes possession.
4. If this acquisition is a total purchase, a key deposit will be retained in the amount of 1% or a negotiated amount until the keys are delivered to the City. If delivered to the City in an unacceptable condition, the amount to correct the condition shall be used from the deposit to cover the cost of clean up or necessary repairs.
5. All fixtures are to remain with the property including lighting, plumbing, heating, and air conditioning.
6. Grantor agrees to pay any and all taxes assessed against this property to the date of closing.
7. The City shall pay the Grantor and or other parties of interest for the real property in the deed(s) and/or easement(s) referenced above.
8. "Transportation Purposes" is defined as follows: The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, project caused statutory relocations, and other related transportation uses.
9. The Grantor(s) is aware that Utah Code Ann. Sect. 78B-6-520.3 provides that in certain circumstances, the seller of property which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use. Grantor(s) waives any right grantor may have to repurchase the property being acquired herein, and waives any rights Grantor(s) may have under Utah Code Ann. Sect. 78B-6-520.3.
10. Grantor shall indemnify and hold harmless Grantee from and against any and all claims, demands and actions, including costs, from lien holders or lessees of the property.
11. Upon execution of this contract by the parties, Grantor grants South Jordan City, a Utah Municipal Corporation, its contractors, permittees, and assigns, including but not limited to, utilities and their contractors, the right to immediately occupy and commence construction or other necessary activity on the property acquired for the state transportation project.

Additional Terms:

Total Selling Price

~~\$592,000.00~~ SC  
#690,060 RW (RW)

*Lawse*  
The city of South Jordan agrees to hold Ron Wood harmless from liability for any obligations contained in the Development agreement made and entered into on the 10th day of September, 2001 between South Jordan City & R D Developers, LLC.