

TAX SALE PROPERTY PURCHASE AGREEMENT

This TAX SALE PROPERTY PURCHASE AGREEMENT ("Agreement") is made and executed this ___ day of _____, 2020, by and between SALT LAKE COUNTY, a body corporate and politic of the State of Utah, hereinafter referred to as COUNTY, and CALVIN CHILD and KRISTEN CHILD, hereinafter referred to as BUYERS.

RECITALS

- A. COUNTY owns a parcel of land located at approximately 3380 South 7200 West in Magna, Utah, identified as Tax ID 14-28-478-044 (the "Property"), which was struck off to COUNTY after the tax sale in 1984 and which is adjacent to several different properties.
- B. BUYERS own title to real property adjacent the Property, desire to purchase that portion of the Property that abuts their property (the "Parcel") from the County, and have paid a fee of \$100, which amount shall be credited towards the purchase price of the Parcel. A description of the Parcel is attached hereto as Exhibit 1 and incorporated herein by this reference.
- C. COUNTY has determined that the Parcel is not currently in public use and that the Parcel has an appraised value of \$600.00.

IN CONSIDERATION of the covenants and conditions set forth herein, it is mutually agreed by the parties hereto as follows:

1. COUNTY agrees to convey and deliver to BUYERS a quit-claim deed for the Parcel (the "Quit-claim Deed"), the form of which is attached hereto as Exhibit 2 and incorporated herein by this reference.

2. IN CONSIDERATION for conveying the Parcel by quit-claim deed, BUYERS shall pay COUNTY \$600.00 (the "Purchase Price").

3. COUNTY makes no representations as to the title conveyed, nor as to BUYERS' right of possession of the Parcel. Similarly, COUNTY makes no warranties or representations as to whether the Parcel is buildable or developable, nor does COUNTY make any representations regarding whether the Parcel complies with applicable zoning regulations. COUNTY does not warrant or represent that the Parcel is habitable or in any particular condition. COUNTY also makes no warranties or representations regarding the accuracy of the assessment of the Parcel or the accuracy of the description of the real estate or improvements therein.

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

5. COUNTY and BUYERS 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 BUYERS 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 BUYERS, COUNTY shall deliver the Quit-claim Deed to BUYERS.

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

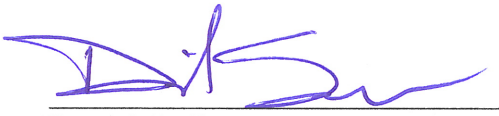
9. It is agreed that the terms herein constitute the entire Agreement between COUNTY and BUYERS and that no verbal statement made by anyone shall be construed to be part of this Agreement unless incorporated in writing herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed this __ day of _____, 20__.

COUNTY: Salt Lake County

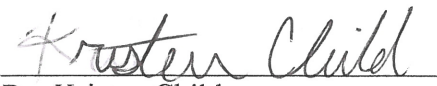
RECOMMENDED FOR APPROVAL:

By _____
Mayor or Designee



Derrick L. Sorensen
Salt Lake County Property Manager

BUYERS:


By: Calvin Child


By: Kristen Child

APPROVED AS TO FORM:


R. Christopher Preston
Deputy District Attorney

Digitally signed by Robert Preston
Date: 2020.07.13 11:58:58 -06'00'