

TAX SALE PROPERTY PURCHASE AGREEMENT

This TAX SALE PROPERTY PURCHASE AGREEMENT ("Agreement") is made and executed this 19 day of November 2020, by and between SALT LAKE COUNTY, a body corporate and politic of the State of Utah, hereinafter referred to as COUNTY, and TYSON R. MAY, hereinafter referred to as BUYER.

RECITALS

- A. COUNTY owns a parcel of land located at the rear of approximately 8914 South Altair Drive (the Salt Lake County Assessor's address for the property is 1513 East Granada Drive) in Sandy, Utah, identified as Tax ID 28-04-176-014 (the "Property") that abuts eleven residential properties, which was struck off to COUNTY after the tax sale in 1984.
- B. BUYER owns title to real property adjacent the Property and desires to purchase that portion of the Property that abuts his property (the "Parcel") from the County, and has 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 \$150.00.

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 BUYER 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, BUYER shall pay COUNTY \$150.00 (the "Purchase Price").

3. COUNTY makes no representations as to the title conveyed, nor as to BUYER's 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 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 Quit-claim Deed to BUYER.

8. **CAMPAIGN CONTRIBUTIONS:** BUYER acknowledge the prohibition of campaign contributions by contractors to COUNTY candidates, pursuant to Chapter 2.72A, Salt Lake County Code of Ordinances, 2001. BUYER 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 BUYER maybe prohibited from making certain campaign contributions to COUNTY candidates. BUYER further acknowledge that violation of this prohibition may result in criminal sanctions as well as termination of this Agreement. BUYER represent, by executing this Agreement, that BUYER 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 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 17 day of November, 20 .


COUNTY: Salt Lake County

RECOMMENDED FOR APPROVAL:

By _____
Mayor or Designee

Derrick L. Sorensen
Salt Lake County Property Manager

BUYER:



By: Tyson R. May

APPROVED AS TO FORM:

R. Christopher Preston
Deputy District Attorney

EXHIBIT 1
LEGAL DESCRIPTION

A parcel of land being part of an entire tract described in that Statement of Delinquent Taxes recorded August 2, 1984 as Entry No. 3975062 in Book 5578, at Page 1694 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northwest Quarter of Section 4, Township 3 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point in the easterly boundary of said entire tract at the southwesterly corner of Lot 4, Ridgecrest Subdivision, recorded July 21, 1977 as Entry No. 2973015 in Book 77-7 of Plats, at Page 225 in the Office of said Recorder; thence S. 79°30' W. 11.61 feet along the westerly extension of the southerly line of said Lot 4, to intersect the westerly boundary of said entire tract and the easterly line of Villa Del Sol No. 3 Subdivision, recorded August 18, 1977 as Entry No. 2984865 in Book 77-8 of Plats, at Page 255 in the Office of said Recorder; thence N. 0°13'26" E. 61.25 feet along said westerly boundary and easterly line of Villa Del Sol No. 3 to intersect the westerly extension of the northerly line of said Lot 4; thence N. 71°10' E. 12.03 feet along said westerly extension to the easterly boundary line of said entire tract at the northwesterly corner of said Lot 4; thence S. 00°11'06" W. (Record = S. 0°16'23" E.) 63.01 feet along said easterly boundary and westerly line of Lot 4, to the **Point of Beginning**.

The above-described parcel of land contains 708 square feet in area or 0.016 acre, more or less.

EXHIBIT 2
QUIT-CLAIM DEED

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

QUITCLAIM DEED
Salt Lake County

Parcel No.: 3875.001:C
Tax Serial No. 28-04-176-014
Surveyor WO: W090120105

SALT LAKE COUNTY a body corporate and politic of the State of Utah, GRANTOR, hereby Quitclaim(s) to, Tyson R. May, a single man, 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 _____, 20 _____.

SALT LAKE COUNTY

By: Exhibit Only - Do Not Sign
MAYOR or DESIGNEE

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

By: Exhibit Only - Do Not Sign
COUNTY CLERK

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that __he 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: _____

Acknowledgement Continued on Following Page

Acknowledgement Continued from Preceding Page

On this ____ day of _____, 20____, personally appeared before me _____,
who being duly sworn, did say that __he 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)

A parcel of land being part of an entire tract described in that Statement of Delinquent Taxes recorded August 2, 1984 as Entry No. 3975062 in Book 5578, at Page 1694 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northwest Quarter of Section 4, Township 3 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point in the easterly boundary of said entire tract at the southwesterly corner of Lot 4, Ridgecrest Subdivision, recorded July 21, 1977 as Entry No. 2973015 in Book 77-7 of Plats, at Page 225 in the Office of said Recorder; thence S. 79°30' W. 11.61 feet along the westerly extension of the southerly line of said Lot 4, to intersect the westerly boundary of said entire tract and the easterly line of Villa Del Sol No. 3 Subdivision, recorded August 18, 1977 as Entry No. 2984865 in Book 77-8 of Plats, at Page 255 in the Office of said Recorder; thence N. 0°13'26" E. 61.25 feet along said westerly boundary and easterly line of Villa Del Sol No. 3 to intersect the westerly extension of the northerly line of said Lot 4; thence N. 71°10' E. 12.03 feet along said westerly extension to the easterly boundary line of said entire tract at the northwesterly corner of said Lot 4; thence S. 00°11'06" W. (Record = S. 0°16'23" E.) 63.01 feet along said easterly boundary and westerly line of Lot 4, to the **Point of Beginning**.

The above-described parcel of land contains 708 square feet in area or 0.016 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: N. 00°13'26" E along the Section line between the West Quarter Corner and the Northwest Corner of Section 4, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

EXHIBIT "B"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	11.61	S79° 30'W
L2	12.03	N71° 10'E

LOT 3

CHRIS E AND SANDY CLARK
28-04-176-030
8902 S ALTAIR DR.

LOT 215
VILLA DEL SOL NO. 3
E#2984865, Bk77-8, Pg: 255

TRACI M NELSON
28-04-176-008

TYSON R MAY
28-04-176-024

LOT 4
RIDGECREST
E#2973015, Bk77-7, Pg: 225




SALT LAKE COUNTY
28-04-176-014

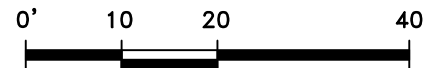
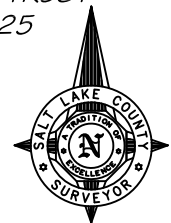
LOT 216
LEILA MARTIN TRUST
28-04-176-009

POB

LOT 5
RUBSAM MCBRIDE TRUST
28-04-176-025

LEGEND

-  Tract Boundary
-  Adjacent Parcel Line
-  Parcel Boundary



Scale in Feet

1"=20'

PAGE 3 OF 3
SEPTEMBER 2, 2020



TYSON R. MAY
Quitclaim Deed

Prepared for:
Salt Lake County Real Estate

Sec. 4, T.3S, R.1E, S.L.B.&M.
Work Order No. W090120105 Real Estate No. 3875

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240