

CITY OF MOAB RESOLUTION NO. 09-2022

A RESOLUTION AUTHORIZING THE SALE OF A REMNANT PARCEL OF REAL PROPERTY

The following describe the intent and purpose of this resolution:

- a. The City of Moab is the record owner of a parcel of real property consisting of approximately one thousand six hundred and ninety (1,690) square feet and located at 390 East 100 South, Tax Parcel No. 01-0B10-0013 (the Parcel).
- b. The Parcel was acquired by the City via tax deed in 1975.
- c. City staff has evaluated the Parcel and concluded that it has no utility for any present or future City purposes and there is no City infrastructure within its boundaries.
- d. Property owners of the adjacent parcel to the west have expressed a desire to purchase the Parcel from the City.
- e. Based on staff investigation, current lot assessed valuation in Moab is seventy thousand dollars (\$70,000) per quarter acre lot. The proportionate valuation of the subject Parcel is eleven thousand two hundred dollars (\$11,200). The City has conferred with the adjacent property owners and they are willing to purchase the Parcel for that sum.
- f. Utah law authorizes municipalities to dispose of unneeded real property if the conveyance is in the public interest and compliant with other law. U.C.A. 10-8-2(1)(a). Pursuant to U.C.A. 10-8-2(4)(a) specific public hearing procedures are required prior to disposition of "significant" parcels of real property. The City concludes that the subject Parcel is not a "significant" real estate holding, as would be subject to such a process.

THEREFORE, the City resolves as follows:

1. The foregoing findings are incorporated and adopted into this resolution. The City finds that the conveyance is in the public interest and the subject Parcel has no value for present or future City needs. The sum of eleven thousand two hundred dollars (\$11,200) represents payment of fair market value for the conveyance of the Parcel.
2. The Mayor is hereby authorized to sign the attached quit claim deed, **Exhibit A**, in exchange for receipt of eleven thousand two hundred dollars (\$11,200), which sum shall be paid by the grantees in good funds available for immediate withdrawal (wire or certified funds check) simultaneously with the delivery of the deed. All costs of the transaction shall be paid by the grantees, as identified in the deed.
3. The conveyance is made without warranty of any kind to the grantees.

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PASSED AND APPROVED by a majority of the City of Moab City Council. This resolution shall take effect immediately upon passage.

SIGNED:



Joette Langianese, Mayor

3/8/22

Date

ATTEST:



Sommar Johnson, Recorder

Attachment –Exhibit A, Quit Claim Deed

-End of Document-

When Recorded Mail to:

EXHIBIT A

Laure A. Evans, Brian K. Evans

388 East, 100 South

Moab, UT 84532

QUIT CLAIM DEED

In consideration of the receipt of fair market value, the City of Moab, a Utah municipality (Grantor), hereby quit claims to Laurie A. Evans and Brian K. Evans (Grantees) the following parcel of real property in Grand County, State of Utah, **Tax Parcel No. 01-0B10-0013**, commonly known as 390 East 100 South:

Beg. at the NE corner of Lot 4, Block 10, Moab Townsite, thence West 13 feet; South 130 feet; East 13 feet; and North 130 feet to the point of beginning (the Property).

Said Property is conveyed without warranty, subject to easements, interests, or restrictions, however evidenced.

Executed this ___ day of _____, 2022.

City of Moab, Grantor

By: _____

Joette Langianese, Mayor

Attest:

By: _____

Sommar Johnson, Recorder

Date

ACKNOWLEDGEMENT

The foregoing Quit Claim Deed was executed before me by the City of Moab, acting through Joette Langianese, its Mayor, this ___ day of _____, 2022. Witness my hand and official seal. My commission expires: _____.

Notary Public, State of Utah