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*Attorney for the United Effort Plan Trust*

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**IN THE THIRD JUDICIAL DISTRICT COURT  
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH**

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IN THE MATTER OF THE  
UNITED EFFORT PLAN TRUST,

(Dated November 9, 1942, Amended April 10, 1946, and Amended and Restated on November 3, 1998); and its TRUSTEES, including known trustees TRUMAN BARLOW, WARREN JEFFS, LEROY JEFFS, WINSTON BLACKMORE, JAMES ZITTING and WILLIAM E. JESSOP a/k/a WILLIAM E. TIMPSON and DOE TRUSTEES I THROUGH IX.

**NOTICE OF INTENT TO SELL  
PROPERTY (FOURTEENTH ROUND)**

Civil No. 053900848

Judge Richard D. McKelvie

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Pursuant to the Court's February 26, 2016 Order: (1) Transferring Additional Duties and Authority to the Board; and (2) Reducing Court Oversight ("Order"), the United Effort Plan Trust ("Trust") provides notice that the Trust's Board of Trustees ("Board") anticipates selling Trust property as specified below:

**I. EXPLANATION OF SALES**

The Board has considered a number of offers for the purchase of land from the Trust and has determined to sell 20 properties identified herein for cash as set forth more fully below. The

proposed sales are arm's length transactions freely negotiated between the purchasers and the Trust. The Board's determination as to each property has been made after considering multiple factors, including available information as to the value of the property.<sup>1</sup> The Board notes that, in some cases, the Board has determined to accept purchase offers which are in amounts lower than the amount of the County's assessed value of the property. The Board believes that such offers are acceptable and appropriate, after taking into consideration available information including the condition of the particular parcel of property, prior attempts to sell the property, and/or the prospects of other offers for the property. The Board believes that the sales proposed herein are in the best interest of the Trust, in that they will enable the Trust to obtain funding for the payment of debts and ongoing expenses, and will serve the needs of Trust beneficiaries and the Short Creek community.

## **II. PROPERTIES TO BE SOLD**

1. The Board proposes to sell to Don C. Barlow vacant land which consists of approximately 0.97 acres located at 185 S Central Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 6202, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

<sup>1</sup> In ascertaining the estimated value of a parcel of property, the Board considers the amount of prior offers for the property (if any), the appraised value of the property (where available), and/or the tax assessment valuation of the County for the property. The Board believes that the respective Counties' tax assessment valuations are generally reliable with respect to improvements, but that they are less reliable with respect to vacant ground. Historically, the Trust has sold many vacant lots in Hildale and Colorado City at \$7,500 per acre.

a. Valuation

Appraisal:	None
County Assessed Value:	\$6,532.00

b. Sales Price

\$10,000.00

2. The Board proposes to sell to the PJ Sunset Revocable Living Trust property which consists of approximately 9.47 acres located at approximately 95 E Cooke Avenue, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 220, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes improvements.

a. Valuation

Appraisal:	None
County Assessed Value:	\$29,717.00

b. Sales Price

\$42,000.00

3. The Board proposes to sell to Wise Woman Connection, LLC property which consists of approximately 1.67 acres located at 560 W Academy Avenue, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 2505, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes improvements.

a. Valuation

Appraisal:	None
County Assessed Value:	\$323,323.00

b. Sales Price \$95,000.00<sup>2</sup>

4. The Board proposes to sell to Prairie Farms, LLC property which consists of approximately 1.21 acres located at 640 W Harker Avenue, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 1602, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes improvements.

a. Valuation

Appraisal:	None
County Assessed Value:	\$132,717.00

b. Sales Price \$132,717.00

5. The Board proposes to sell to Harold Holm vacant land which consists of approximately 4.03 acres located at 580 W Johnson Avenue, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 5105, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
County Assessed Value:	\$20,788.00

b. Sales Price \$30,225.00

<sup>2</sup> The sales price for this property includes credits for work performed on other United Effort Plant Trust property and a discount for vandalism that occurred to this property.

6. The Board proposes to sell to Isaac Wyler property which consists of approximately 0.88 acres located at 85 N Oak Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 5001, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes improvements.

a. Valuation

Appraisal:	None
County Assessed Value:	\$67,524.00

b. Sales Price \$67,524.00

7. The Board proposes to sell to Isaac Wyler vacant land which consists of approximately 0.93 acres located at 65 N Oak Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 5002, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
County Assessed Value:	\$6,895.00

b. Sales Price \$6,975.00

8. The Board proposes to sell to Isaac Wyler vacant land which consists of approximately 0.89 acres located at 45 N Oak Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 5003, ACCORDING

TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
County Assessed Value:	\$6,553.00

b. Sales Price \$6,675.00

9. The Board proposes to sell to Isaac Wyler vacant land which consists of approximately 0.87 acres located at 140 N Juniper Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 3004, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
County Assessed Value:	\$7,285.00

b. Sales Price \$2,610.00

10. The Board proposes to sell to Isaac Wyler vacant land which consists of approximately 0.87 acres located at 160 N Juniper Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 3005, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
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County Assessed Value: \$6,766.00

b. Sales Price \$2,610.00

11. The Board proposes to sell to Isaac Wyler vacant land which consists of approximately 0.87 acres located at 180 N Juniper Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 3006, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal: None  
County Assessed Value: \$6,387.00

b. Sales Price \$2,610.00

12. The Board proposes to sell to Adrian Hammon and Linda Chatwin property which consists of approximately 0.5 acres located at 390 W Arizona Avenue, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 508, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes improvements.

a. Valuation

Appraisal: None  
County Assessed Value: \$84,180.00

b. Sales Price \$71,500.00

13. The Board proposes to sell to George and Miriam Jessop vacant land which consists of approximately 1.28 acres located at 245 S Homestead Street, Colorado City, Mohave County,

State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 6702,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE  
MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
County Assessed Value:	\$6,595.00

b. Sales Price \$9,600.00

14. The Board proposes to sell to Joe and Lorraine Timpson vacant land which consists of approximately 0.93 acres located at 65 W Garden Avenue, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 7907, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
County Assessed Value:	\$4,769.00

b. Sales Price \$6,975.00

15. The Board proposes to sell to Richard J. Allred vacant land which consists of approximately 1.14 acres located at 120 W Arizona Avenue, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 311, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation



Appraisal: None  
County Assessed Value: \$8,437.00

b. Sales Price \$8,550.00

16. The Board proposes to sell to Eric and Amy Alkema property which consists of approximately 0.97 acres located at 555 N Lauritzen Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 502, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes improvements.

a. Valuation

Appraisal: None  
County Assessed Value: \$129,199.00

b. Sales Price \$64,599.50<sup>3</sup>

17. The Board proposes to sell to Elaine Hammon and Alice Hammon vacant land which consists of approximately 1.96 acres located at 295 N Hammon Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 2201, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal: None  
County Assessed Value: \$13,863.00

<sup>3</sup> The Board has determined that some residential properties, due to their extreme size, are not suited to meet the housing needs of single families. Accordingly, the Board has agreed to sell certain residences at large discounts for use as apartments and temporary housing. This sales price takes into account buyer's payment of past taxes, as well as remodel and improvement costs required to convert the building into a multi-family residence.

b. Sales Price \$14,700.00

18. The Board proposes to sell to Elaine Hammon and Alice Hammon vacant land which consists of approximately 0.97 acres located at 265 N Hammon Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 2206, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
County Assessed Value:	\$10,913.00

b. Sales Price \$7,275.00

19. The Board proposes to sell to Elaine Hammon and Alice Hammon property which consists of approximately 1.3 acres located at 260 N Barlow Street, Colorado City, Mohave County, State of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 2205, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a hay shed.

a. Valuation

Appraisal:	None
County Assessed Value:	\$16,207.00

b. Sales Price \$9,750.00

20. The Board proposes to sell to Ray Jessop III vacant land which consists of approximately 0.96 acres located at 545 E Edson Avenue, Colorado City, Mohave County, State

of Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 11908,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE  
MOHAVE COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:	None
County Assessed Value:	\$6,839.00

b. Sales Price

\$7,200.00

### III. PROCEDURE

Pursuant to the Order, this notice ("Notice") will be filed with the Court and posted on the Trust website ([www.ueptrust.com](http://www.ueptrust.com)). Any interested person or party who elects to challenge the Board's decision to sell any of the properties described in this Notice must, within ten (10) calendar days of filing this Notice, file with the Court a written objection to the Notice and a request to submit ("Objection").

Upon filing of an Objection, the Court will make a determination whether the Board's decision as described in the Notice needs further judicial review, and if so, will notify the Board within five (5) calendar days of the filing of the Objection. In such case, the Board's decision will not be authorized until the Court makes a specific ruling.

However, the filing of an Objection will not stay the Trust from implementing the sales described in this Notice, unless the Court affirmatively determines that the Board's decision needs further judicial review and so notifies the Board within five (5) calendar days of the filing of the Objection.

If no Objection is timely filed within ten (10) calendar days after filing and publicizing the Notice in accordance with the Order, the Board's decision to sell becomes operative and may be implemented by the Trust in accordance with the Order.

DATED this 20<sup>th</sup> day of February, 2019.

JDIXON LAW, P.C.

/s/ Jason N. Dixon  
Jason N. Dixon  
*Attorney for the United Effort Plan Trust*

#### **CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the foregoing **NOTICE OF INTENT TO SELL PROPERTY (FOURTEENTH ROUND)** was served this 20<sup>th</sup> day of February, 2019 via the Court's Notice of Electronic Filing (NEF) system to the attorneys of record signed up for e-filing:

/s/ Jason N. Dixon  
Jason N. Dixon