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Attorney for the United Effort Plan Trust

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

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 (THIRTEENTH ROUND)**

Civil No. 053900848

Judge Richard D. McKelvie

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 three 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.¹ 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 Warren Broadbent unimproved property which consists of approximately 0.91 acres located at 680 N Elm Street, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOT 30, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

a. Valuation

Appraisal:

None

¹ 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.

County Assessed Value:	\$10,000.00
b. <u>Sales Price</u>	\$6,825.00

2. The Board proposes to sell to City Help Inc. of Phoenix property which consists of approximately 1.72 acres located at 980 W Field Avenue, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOT 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$1,312,300.00

b. <u>Sales Price</u>	\$400,000.00 ²
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3. The Board proposes to sell to Ben Rich Jordan property which consists of approximately 40 acres located at 1750 N McBride Lane, Fillmore, Millard County, State of Utah, and legally described as N1/2 SE1/4 NE1/4 & S1/2 NE1/4 NE1/4 SEC 11, T21S, R5W, SLM, ACCORDING TO THE OFFICE OF THE MILLARD COUNTY RECORDER’S OFFICE, (APN: 7179) and includes Utah water right 67-710.

a. Valuation

Appraisal:	\$170,000.00
County Assessed Value:	\$48,977.00

² In approving this sale the Board has taken into consideration its prior decision to distribute the property to a trust participant. That participant is assigning her distribution to City Help Inc. of Phoenix and working with them to establish a center that will provide counseling, medical and rehabilitative services to individuals in the Short Creek Community.

b. Sales Price

\$120,000.00

III. PROCEDURE

Pursuant to the Order, this notice (“Notice”) will be filed with the Court and posted on the Trust website (www.ueptrust.com). 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.

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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 14th day of January, 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 (THIRTEENTH ROUND)** was served this 14th day of January, 2019 via the Court's Notice of Electronic Filing (NEF) system to the attorneys of record signed up for e-filing and via-email to the following:

Ronald Rohbock (attaenterprise@gmail.com)

/s/ Jason N. Dixon