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Attorneys for the United Effort Plan Trust

IN THE THIRD JUDICIAL DISTRICT COURT OF 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 (LIBRARY)**

Civil No. 053900848

Judge: Richard D. McKelvie

Pursuant to the Order: (1) Transferring Additional Duties and Authority to the Board; and
(2) Reducing Court Oversight dated February 26, 2016 (“Order”) and a provisional Purchase and
Sale Agreement between the Trust as Seller and Washington County as Buyer (“Buyer”), the
United Effort Plan Trust (“Trust”) provides notice that the Trust’s Board of Trustees (“Board”) anticipates selling Trust property as specified below:

I. PROPERTY TO BE SOLD

The property proposed to be sold consists of approximately 1.14 acres located at 440 East Newell Avenue, Hildale, Washington County, State of Utah, and legally described as LOT 16, SHORT CREEK SUBDIVISION #9, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, including a building situated thereon previously used as a school (hereafter "Property"). Washington County has determined that the Property is tax exempt, and has not provided any tax assessed value. The appraised value of the Property is \$230,000. The anticipated Buyer will pay \$230,000.00 in immediately available funds at closing (the "Sales Price").

The Trust anticipates selling the Property because it is currently vacant and is not being used for any purpose beneficial to the Trust. The Property was previously operated as a school. The Trust understands that the Buyer anticipates remodeling the building located on the Property and using it as an extension of the Washington County Library. The Sales Price is an arm's length, freely negotiated purchase price. The Sales Price is the appraised value. A library located in Hildale, Utah will serve many needs of the Trust beneficiaries and the entire Short Creek Community.

II. PROCEDURE

This notice ("Notice") will be filed with the Court and posted on the UEP website (www.ueptrust.com).

Any interested person or Party who elects to challenge the Board's decision to sell the Property as 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, within five calendar days of filing the Objection, the Court will notify the Board. In such case, the Board's decision to sell the Property will not be consummated until after the Court makes a specific ruling.

However, the filing of an Objection will not stay the Trust from implementing the sale described in the Notice, unless the Court: (1) affirmatively determines that the Board's decision to sell needs further judicial review; and (2) so notifies the Board within five calendar days of filing the Objection.

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

DATED this 7th day of April, 2016.

CALLISTER NEBEKER & McCULLOUGH

/s/ Jeffrey L. Shields
Jeffrey L. Shields
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 (LIBRARY)** was served via ECF notification on the 7th day of April 2016, and via email on the following:

Sandra R. Kane (sandra.kane@azag.gov)

Ronald Rohbock (attaenterprise@gmail.com)

/s/ Jeffrey L. Shields

Jessica M. Gurr

From: GreenFiling Support <support@greenfiling.com>
Sent: Thursday, April 07, 2016 12:16 PM
To: Jessica M. Gurr
Subject: Green Filing:ID 4237251 Accepted



Accepted Filing

Filing: [4237251](#)

Document(s): Other: Notice of Intent to Sell Property (Library)

Official File Stamp: 04/07/2016 12:14 PM MDT

Case: [053900848 - IN THE MATTER OF THE TRUST OF UNITED EFFORT](#)

Court Location: D1868 - Salt Lake City District Court

Judge: Hon. RICHARD MCKELVIE

Filing Attorney: Jeffrey L Shields

Client Matter No.: 16397.1

Clerk's Memo: