

EXHIBIT 1

When Recorded Mail to:
Draper City Recorder
1020 Pioneer Rd
Draper, UT 84020

Parcel No. 28-33-129-015
Parcel No. 28-33-129-018
Parcel No. 28-33-129-013

QUIT CLAIM DEED

DRAPE CITY, a municipal corporation of the State of Utah, **Grantor**, of 1020 E. Pioneer Road, Draper, Utah 84020, hereby quitclaims to **VERN LELAND RICHINS & LINDA ASAY RICHINS LIVING TRUST**, of 12741 S Costanza Way, Draper, Utah, 84020, for the sum of ten dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Salt Lake County, Utah, to wit:

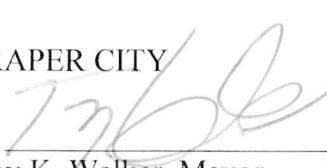
See Exhibit "A" attached hereto and made a part hereof.

Less and excepting a private, non-exclusive right-of-way easement for ingress and egress for the benefit of Grantor and also inuring to the benefit of Michael N Driggs BNSN investments, LLC (Parcel ID 28-33-129-009), Brian and Amberlie Newberry as joint tenants (Parcel IDs 28-33-129-023 and 28-33-177-020), and Kami and Mitchell McClure as joint tenants (Parcel ID 28-33-177-021). Said right-of-way easement is not intended to be a public road and shall be along the existing portion of Costanza Way as that road currently exists and is depicted as "Exhibit B" attached hereto and made a part hereof.

The portion of the foregoing reserved easement within Parcel D as depicted on Exhibit "B" attached hereto is limited in use to ingress and egress to the Grantor owned detention pond and public trail depicted as Parcel A and Parcel B, respectively, on Exhibit "B" attached hereto, and for the installation, repair, replacement and operation of existing and future underground public utilities(e.g., water lines, sewer pipes, gas lines, etc.) to encumber the entirety of the parcel conveyed.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be signed and its official seal to be affixed hereby by its duly authorized officer this 2nd day of December, 2025.

DRAPER CITY

By 
Troy K. Walker, Mayor

ATTEST:


Nicole Smedley, City Recorder



14478751 B: 11625 P: 8659 Total Pages: 3
12/19/2025 01:03 PM By: csummers Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: DRAPER CITY RECORDERS OFFICE
1021 E PIONEER RD, DRAPER, UT 84020

STATE OF UTAH)
)
) ss.
County of Salt Lake)

On this 2 day of December, 2025, personally appeared before me Troy Walker, who being duly sworn, did say that he is the Mayor of Draper City, Utah, and that the foregoing instrument was signed on behalf of Draper City by authority of law.

Kellie Challburg

Notary Public



STATE OF UTAH)
)
) ss.
County of Salt Lake)

On this 2 day of December, 2025, personally appeared before me Nicole Smedley, who being duly sworn, did say that she is the Recorder of Draper City, Utah, and that the foregoing instrument was signed by her on behalf of Draper City by authority of law.

Kellie Challburg

Notary Public

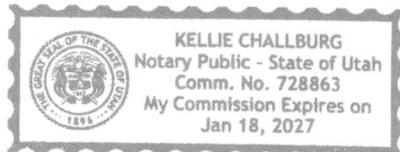


EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THAT LOT A, SOMERSET RIDGE SUBDIVISION, IN BOOK 2001P, AT PAGE 145, ALSO BEING ALL OF THE DRAPER CITY PARCEL CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 09, 1991, AS ENTRY NO. 5123414, IN BOOK 6354 AT PAGE 873, SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED FEBRUARY 27, 1995, AS ENTRY NO. 6029215, IN BOOK 7107 AT PAGE 943, ALL ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT A, SAID POINT BEING SOUTH $89^{\circ}52'39''$ WEST 391.28 FEET FROM THE NORTHWEST CORNER OF LOT 42 OF SAID SUBDIVISION, AND RUNNING THENCE ALONG THE PERIMETER OF SAID LOT A THE FOLLOWING THREE (3) COURSES: 1) SOUTH $89^{\circ}52'39''$ WEST 109.16 FEET, 2) NORTH $38^{\circ}40'51''$ WEST 63.94 FEET, 3) NORTH $89^{\circ}52'39''$ EAST 10.67 FEET TO THE SOUTHWEST CORNER OF THE SAID DRAPER CITY PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID DRAPER CITY PARCEL THE FOLLOWING TWO (2) COURSES: 1) NORTH $34^{\circ}56'12''$ WEST 88.25 FEET, 2) NORTH $21^{\circ}11'18''$ WEST 108.14 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, NOORDA SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2016P, AT PAGE 133; THENCE SOUTH $88^{\circ}48'58''$ EAST ALONG SAID SOUTH LINE 45.42 FEET; THENCE SOUTH $21^{\circ}11'16''$ EAST 73.73 FEET TO A POINT ON THE ARC OF A 100.00 FOOT TANGENT-RADIUS-CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 24.00 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}45'04''$, CHORD BEARS SOUTH $28^{\circ}03'48''$ EAST 23.94 FEET; THENCE SOUTH $34^{\circ}56'17''$ EAST 100.34 FEET; THENCE NORTH $89^{\circ}52'39''$ EAST 87.18 FEET; THENCE SOUTH $0^{\circ}07'21''$ EAST 50.00 FEET TO THE POINT OF BEGINNING.