



Mail Recorded Deed & Tax Notice To:

ENT 1707:2026 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Jan 9 09:24 AM FEE 0.00 BY KC
RECORDED FOR PLEASANT GROVE CITY



File No.: 185266-TOF

QUITCLAIM DEED

Pleasant Grove City, a municipal corporation of the State of Utah,

GRANTOR(S), of Pleasant Grove, State of Utah, hereby quitclaims to

Michael Todd Richins and Kori Richins, husband and wife as joint tenants, 14:048:0222

GRANTEE(S), of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

642 S. 780 E.

Pleasant Grove, ut 84062

SEE EXHIBIT "A" ATTACHED HERETO

Acquisition area from PG City to Richins for the purpose of realigning the right of way to agree with sidewalk improvements

TAX ID NO.: 14-048-0502 and 46-785-0004 (for reference purposes only)

Dated this 05-20-2025.

By: Andrea Allen
Name: Andrea Allen
Its: Mayor

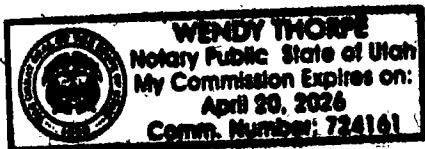
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STATE OF UTAH

COUNTY OF UTAH

On this 5th day of May 2025, before me, personally appeared Guy L. Fugai, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Wendy Thorp
Notary Public



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EXHIBIT A

A PARCEL OF LAND BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 780 EAST STREET, PLEASANT GROVE, UTAH, SAID POINT BEING 76.87 FEET N49°07'24"E FROM THE MOST EASTERLY CORNER OF LOT 1, PLAT "A", HEATHER HEIGHTS SUBDIVISION, A RECORDED SUBDIVISION, SAID POINT ALSO BEING ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING 184.27 FEET N0°19'26"W ALONG THE SECTION LINE AND 1981.19 FEET WEST FROM A FOUND BRASS CAP MONUMENT MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 28, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE S49°07'24"W 8.30 FEET ALONG THAT CERTAIN BOUNDARY LINE AGREEMENT IN FAVOR OF MICHAEL TODD RICHINS, BENJAMIN N. ADAMS AND KAREN L. ADAMS, RECORDED AS ENTRY NO. 81912, DATED JULY 20, 1999; THENCE N31°47'21"W 134.45 FEET ALONG THAT CERTAIN QUIT-CLAIM DEED IN FAVOR OF PLEASANT GROVE CITY, RECORDED AS ENTRY NO. 35714, DATED MAY 5, 2000, TO A POINT ON THE WEST LINE OF SAID 780 EAST STREET; THENCE ALONG THE WEST LINE OF SAID 780 EAST STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) THENCE S32°30'30"E 108.01 FEET, TO A POINT OF CURVATURE; (2) THENCE 26.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 52.00 FEET, SUBTENDED BY A CHORD BEARING S47°00'58"E 26.05 FEET, TO THE POINT OF BEGINNING.