

WHEN RECORDED MAIL TO:
MICHAEL TODD RICHINS
780 EAST ORCHARD DR.
PLEASANT GROVE, UT 84062-

ENT 92047 BK 5186 PG 471
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Aug 17 2:26 PM FEE 10.00 BY SS
RECORDED FOR INWEST TITLE SERVICES INC

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY
RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER #UC-4232
MAIL TAX NOTICE TO: MICHAEL TODD RICHINS

780 EAST ORCHARD DR. PLEASANT GROVE, UT 84062-

QUIT CLAIM DEED

MICHAEL TODD RICHINS
OF PLEASANT GROVE, COUNTY OF
HEREBY QUIT CLAIMS TO

GRANTOR(S)
UTAH, STATE OF UT,

MICHAEL TODD RICHINS AND KORI RICHINS, HUSBAND AND WIFE, AS JOINT TENANTS

GRANTEE(S)
OF OREM
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY,
STATE OF UTAH:

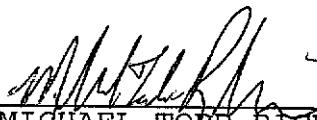
14-048-0094

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, HEATHER HEIGHTS
SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 49 DEGREES
16'40" EAST 83.4 FEET; THENCE NORTH 31 DEG. 26' WEST 175.3 FEET;
THENCE SOUTH 48 DEG. 51' WEST 127.4 FEET; THENCE SOUTH 45 DEG. 56.5'
EAST 172.55 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, AND
TAXES FOR THE YEAR 1999 AND THEREAFTER.

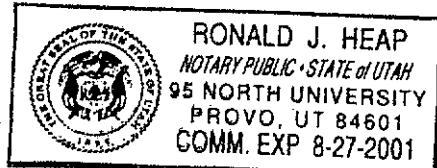
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 05 DAY OF
AUGUST, A. D., 99..

SIGNED IN THE PRESENCE OF


MICHAEL TODD RICHINS

STATE OF UTAH)
:SS

COUNTY OF UTAH)
ON THE 05 DAY OF AUGUST, A.D. 99, PERSONALLY
APPEARED BEFORE ME
THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME.



MY COMMISSION EXPIRES:
8-27-2001


NOTARY PUBLIC
RESIDING IN: Provo



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: Govt. of Pleasant Grove
Its: Mayor

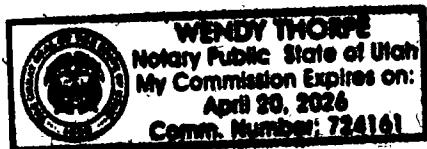
File No. 185266-TOF

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



File No. 185266-TOF

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.

ENT 2383:2026 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Jan 12 09:28 AM FEE 40.00 BY LM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Dustin Golling
642 S 780 E
Pleasant Grove, UT 84062



File No.: 185266-TOF

QUITCLAIM DEED

Alyson L. Davis and Wyatt Jackman Davis, wife and husband,

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

Michael Todd Richins and Kori Richins, husband and wife as joint tenants,

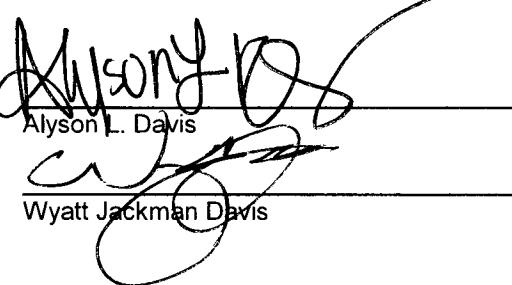
GRANTEE(S), of Pleasant Grove, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS

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

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 14-048-0314 (for reference purposes only)

Dated this 12/11/2025.



Alyson L. Davis
Wyatt Jackman Davis

COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

File No. 185266-TOF

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ Utah JB

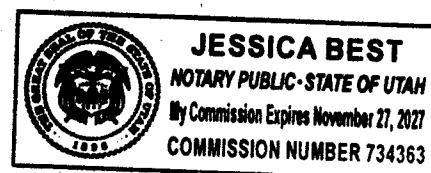
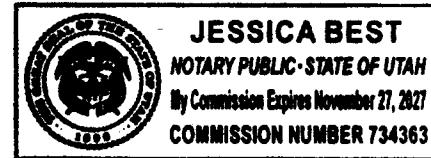
On this 12/17/25, before me, personally appeared Alyson L. Davis, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ Utah JB

On this 12/17/25, before me, personally appeared Wyatt Jackman Davis, 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.


Notary Public

File No. 185266-TOF

EXHIBIT A

Commencing at a point North 136.18 feet and West 2,050.70 feet from the East quarter corner of Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 49°16'40" East 79.66 feet; thence along a curve to the left (chord bears: South 63°47'14" East 7.95 feet, radius = 52.02 feet); thence South 49°07'31" West 10.97 feet; thence South 49°07'34" West 71.11 feet; thence North 45°56'24" West 7.57 feet to the point of beginning.

ENT 2385:2026 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Jan 12 09:28 AM FEE 40.00 BY LM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:

Dustin Hollings
642 S 780 E
Pleasant Grove, UT 84062



File No.: 185266-TOF

QUITCLAIM DEED

Alyson L. Davis and Wyatt Jackman Davis, wife and husband,

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

Michael Todd Richins and Kori Richins, husband and wife as joint tenants,

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

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

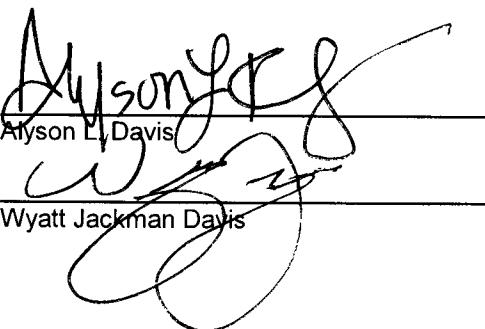
and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 46-785-0003 (for reference purposes only)

Dated this

12/11/2025



Alyson L. Davis
Wyatt Jackman Davis

COURTESY RECORDING ONLY

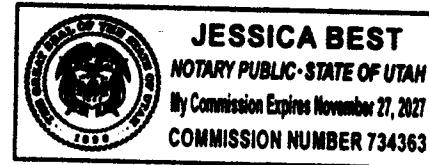
Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

File No. 185266-TOF

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ Utah → B

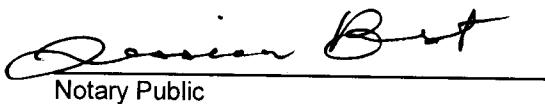
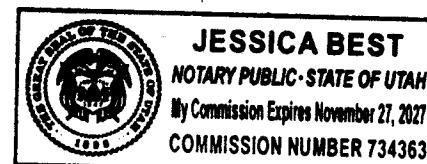
On this 12/17/25, before me, personally appeared Alyson L. Davis, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ Utah → B

On this 12/17/25, before me, personally appeared Wyatt Jackman Davis, 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.


Notary Public

File No. 185266-TOF

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 MARKING THE MOST NORTHEAST CORNER OF LOT 3, MARTHA'S VINYARD SUBDIVISION, A RECORDED SUBDIVISION, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE S36°48'43"E 16.77 FEET; THENCE S54°50'00"W 62.91 FEET; THENCE N45°56'30"W 10.51 FEET; THENCE N49°07'24"E 64.72 FEET TO THE POINT OF BEGINNING.