

ENT 2384:2026 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2026 Jan 12 09:28 AM FEE 0.00 BY TM  
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

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## QUITCLAIM DEED

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

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

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

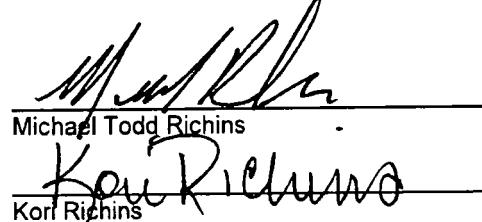
GRANTEE(S), of Pleasant Grove, State of Utah  
for the sum of Ten and no/100 (\$10.00) DOLLARS

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.: 14-048-0222 and 14-048-0314 (for reference purposes only)

Dated this 12-19-25.



Michael Todd Richins  
Kori Richins

### 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 UTAH

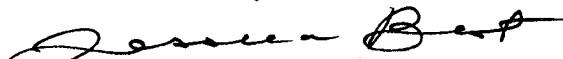
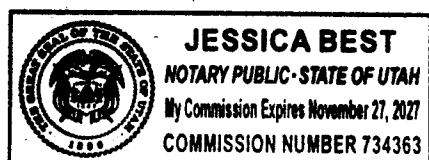
On this 12/19/2025, before me, personally appeared Michael Todd Richins, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public

STATE OF UTAH

COUNTY OF UTAH

On this 12/19/2025, before me, personally appeared Kori Richins, 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



May 29, 2025

Utah County Recorder's Office  
100 East Center Street  
Suite 3100  
Provo, UT 84606

Re: Acceptance of Warranty Deed for Real Property Tax ID: 14-048-0222 and  
14:-048-0314

Dear Utah County:

This letter is to confirm that Pleasant Grove City is willing to accept the property conveyed by a Quitclaim Deed from Michael Todd and Korie Richins, property owners, for the parcel numbers listed above. This deed has been approved by the Pleasant Grove City Council.

Thank you for your consideration in this matter. Please feel free to contact me with any questions or concerns.

Sincerely,

*Christine M. Petersen*

Christine M. Petersen  
Pleasant Grove City Attorney

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 293.12 FEET NO°19'26"W ALONG THE SECTION LINE AND 2057.68 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 N32°30'30"W 40.64 FEET ALONG THE  
WEST LINE OF SAID 780 EAST STREET; THENCE N48°51'00"E 0.52 FEET ALONG THAT CERTAIN  
QUIT-CLAIM DEED IN FAVOR OF MICHAEL TODD RICHINS AND KORI RICHINS, RECORDED AS ENTRY NO.  
92047, DATED AUGUST 17, 1999; THENCE S31°47'21"E 40.72 FEET ALONG THAT CERTAIN QUIT-CLAIM  
DEED IN FAVOR OF PLEASANT GROVE CITY, RECORDED AS ENTRY NO. 35714, DATED MAY 5, 2000, TO  
THE POINT OF  
BEGINNING.