

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

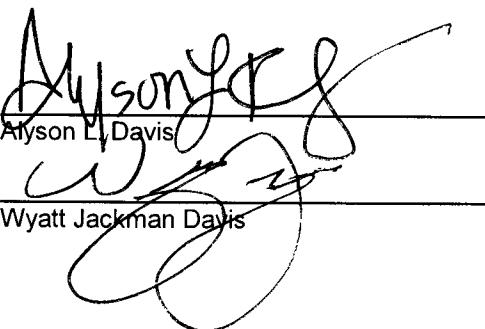
and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

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

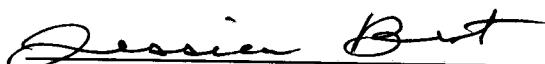
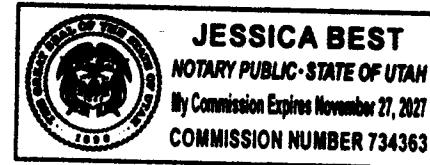
Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

File No. 185266-TOF

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ Utah → B

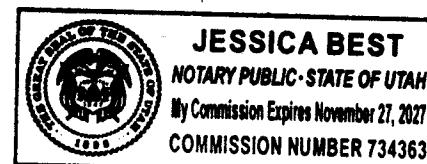
On this 12/17/25, before me, personally appeared Alyson L. Davis, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


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.