

Recorded at the Request of:

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
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36 S STATE STREETSALT LAKE CITY, UT 84111

Space above for County Recorder's use

Parcel I.D. #28-33-129-019


QUIT CLAIM DEED


JESS MAXFIELD and VALERIE MAXFIELD, Grantors, of 5127 W. Bowstring Way, County of Salt Lake, State of Utah, hereby QUIT CLAIM to LINDA A. RICHINS, as Trustee of the Vern LeLand Richins and Linda Asay Richins Living Trust dated 25, February, 1995, which Trust was shown of record as the "Vern LeLand Richins and Linda Asay Richins Living Trust", Grantee, of 12741 S. Constanza Way, Draper, Utah 84020, for the sum of TEN DOLLARS, the tract of land in Salt Lake County, State of Utah, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

The purpose of this Quit Claim Deed is to rescind and reverse of record the conveyances of a portion of the Property to Grantors, pursuant to that certain "Corrective Warranty Deed" recorded October 25, 2024 as Entry No. 14305189 in Book 11527 at Pages 9034 *et seq.* of the Official Records of the Salt Lake County Recorder's Office, and pursuant to that certain Warranty Deed to Grantors recorded as Entry No. 14293766 in Book 11521 at Page 3890 *et seq.* of said Official Records, and to reconstitute the Property as a single legal parcel of record titled in Grantee.

WITNESS the hand of said Grantors, this 14 day of November, 2024.

"Grantors"

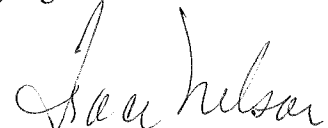


Jess Maxfield


Valerie Maxfield

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 14 day of November, 2024, the foregoing instrument was acknowledged before me by Jess Maxfield and Valerie Maxfield.



Notary Public

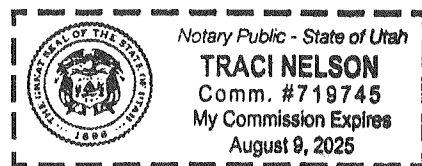


EXHIBIT "A"

Property Description
Vern Leland and Linda Asay Richins
(July 2024 McNeil Engineering)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, 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, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NOORDA SUBDIVISION, AS RECORDED IN BOOK 2016P AT PAGE 133, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE DRAPER CITY PARCEL CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 09, 1991, AS ENTRY NO. 5123414, IN BOOK 6354 AT PAGE 873, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING SOUTH 0°21'12" WEST 812.69 FEET (SOUTH 0°02'20" WEST 803.933 FEET BY DEED) ALONG THE SECTION LINE AND EAST 1669.55 FEET (1666.45 FEET BY DEED) TO SAID SOUTH LINE AND SOUTH 88°48'58" EAST 47.34 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 88°48'58" EAST 443.24 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF WHAT WAS HISTORICALLY THE UTAH LAKE IRRIGATION COMPANY CANAL, CURRENTLY THE DRAPER CITY PARCEL; THENCE SOUTH 19°04'56" EAST 171.54 FEET (SOUTH 19°14'34" EAST 167.55 FEET BY DEED) ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH LINE OF LOT A, SOMERSET RIDGE SUBDIVISION, AS RECORDED IN BOOK 2001P AT PAGE 145 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 89°52'39" WEST 403.84 FEET (NORTH 89°55'41" WEST BY DEED AND SOUTH 89°39'00" WEST BY PLAT) ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF SAID DRAPER CITY PARCEL; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID DRAPER CITY PARCEL THE FOLLOWING 3 COURSES: 1) NORTH 34°56'18" WEST 100.34 FEET (SOUTH 35°10'00" EAST 92.06 FEET BY DEED) TO A POINT OF CURVATURE, 2) NORTHWESTERLY ALONG THE ARC OF A 100.00 FOOT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°45'04" A DISTANCE OF 24.00 FEET, CHORD BEARS NORTH 28°03'48" WEST 23.94 FEET, 3) NORTH 21°11'16" WEST 73.73 FEET (SOUTH 21°25'00" EAST BY DEED) TO THE POINT OF BEGINNING