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IN THE THIRD DISTRICT COURT - ALL DEPARTMENT  
IN AND FOR SUMMIT COUNTY, STATE OF UTAH

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**AFFIDAVIT FOR SEARCH WARRANT**

STATE OF UTAH )  
                                      :SS  
County of Summit )

The undersigned affiant, Detective JEFF H O'DRISCOLL of Summit County Sheriff's Office, upon an oath or written affidavit subscribed under criminal penalty, declares:

That your affiant has reason to believe:

THAT

On the item(s) described as: a blue Samsung stylus cell phone with serial number: [REDACTED] belonging to Lisa Darden.;

In the City of Park City, County of Summit, State of Utah, there is now certain property or evidence described as:

1. Electronic Documents
2. Email, Instant Messaging and Text Messages
3. Personal Communications
4. Internet History
5. Personal and Business Schedules
6. Photographs, images, and video
7. Contacts Lists and Phone Numbers
8. Call History
9. GPS location history
10. Social Media Activity and Messages
11. All other digital activity stored on the device

and that said property or evidence:

Was unlawfully acquired or is unlawfully possessed;

has been used or is possessed for the purpose of being used to commit or conceal the commission of an offense; or

is evidence of illegal conduct.

Affiant believes the property and evidence described above is evidence of the crime or crimes of Aggravated murder/76-5-202  
Conspiracy to commit murder/76-4-201.

The facts to establish the grounds for issuance of a Search Warrant are:

I, Jeff O'Driscoll, attended the Weber State University Police Academy (POST) in 2015 where I was trained in multiple facets of law enforcement and criminal investigations. Prior to attending POST, I obtained a Bachelor's Degree in Criminal Justice from Utah Valley University. In the past 7 years as a law enforcement officer, I have attended multiple training courses to keep my certification current and have always exceeded the minimum training requirements set forth by POST. In addition to my current law enforcement certification, I am certified as a Field Training Officer, K9 Handler, Field Investigation Drug Officer, Firearms Instructor, and have also acquired certifications for Criminal Interdiction and Defensive Tactics. I have been employed as a full-time law enforcement officer with The Summit County Sheriff's Office since 2016. In that time, I have held various assignments including Field Training Officer, K9 Handler, UAS Pilot, Firearms Instructor, and SWAT Sniper. I am fluent in Spanish and have assisted multiple law enforcement agencies with translation. I am currently assigned as a Detective within the Criminal Investigations Division. I have successfully testified in court on multiple occasions and have maintained a close relationship with the prosecutor's office.

On March 4th, 2022 at 03:22 hours, Summit County Dispatch received a 911 call from a female party, later identified as Kouri Richins, about an unresponsive male. The male was Eric Richins, Kouri's husband. Deputies and EMS staff responded to the residence to attempt life-saving measures. Life-saving measures failed, and Eric Richins was declared deceased. Deputies held the scene and requested the medical examiner's office as well as detectives from Summit County Sheriff's Office respond to the scene. While waiting for detectives and the M.E. investigator, Deputy Nguyen conducted an initial interview with Kouri Richins. Kouri stated she, Eric, and Kouri's mother, Lisa Darden had been celebrating Kouri closing on a house for her business the night before around 21:00 hours. Kouri stated they had a drink to celebrate. Kouri stated Eric then went to bed. Kouri stated she went in to sleep with one of their children due to the fact that the child has night terrors. Kouri stated she woke up around 03:00 hours and came back to she and Eric's bedroom. Kouri stated at that time she felt Eric and he was cold to the touch. That is when she called 911.

After determining that Eric's death was not likely due to natural causes, his body was transported to the medical examiner's office to perform an autopsy. After approximately three weeks, toxicology findings from the autopsy were available.

It was determined that Eric died from an overdose of Fentanyl. When speaking to the medical examiner's office, the doctor indicated the level of Fentanyl in Eric Richins' body was approximately five times the lethal dosage. The medical examiner determined the Fentanyl was illicit Fentanyl and not pharmaceutical grade. It was also the opinion of the medical examiner doctor, that the Fentanyl had been ingested orally, due to the gastric fluid contents.

After receiving the information regarding the toxicology, a search warrant was obtained for Eric and Kouri's residence. During the service of that search warrant, Kouri's phone, as well as several computers were seized as evidence. Warrants were obtained for all the electronic devices and the information from those devices was downloaded to be investigated. When investigators went through the information from Kouri's phone, it appeared several text messages around the time frame from March 1st through March 15th had been deleted (the time surrounding Eric's death). Several communications between Kouri and ██████████ were located.

Through the course of the investigation, detectives began to investigate individuals close to both Kouri and Eric Richins. During that time, ██████████ was identified as being a housekeeper often used by Kouri for her residential real estate business. A police records check of ██████████ revealed multiple counts of possession of a controlled substance with intent to distribute, possession of a controlled substance, and possession of drug paraphernalia. ██████████ also had charges of theft, DUI, burglary, and aggravated assault. Due to the fact the Fentanyl discovered in Eric Richins was illicit Fentanyl, it was plausible that ██████████ was the source for the Fentanyl.

While conducting an investigation into ██████████, ██████████ was identified as an associate of ██████████. ██████████ has a chemistry degree and had been previously charged in Heber City with clandestine lab charges for operating a Methamphetamine lab. It was also learned that ██████████ has a boyfriend named ██████████ who is currently incarcerated at ██████████. After learning this information, detectives spoke to staff at ██████████, and requested phone calls ██████████ made from March 1st through March 15th. During one phone call between ██████████ and ██████████ on March 2nd, 2022, ██████████ answers the phone and states he is on a break from drug court. It was verified through court records that ██████████ and ██████████ were in drug court together at that time. At 2:32 into the call ██████████ says, "Tell ██████████ I say hi". A female can then be heard in the background saying, "Hi Honey". ██████████ then responds by saying, "Hi ██████████". On 03/03/2022 ██████████ called phone number ██████████. That is one of the phone numbers investigators identified as belonging to ██████████. Grant starts the call by saying "Good morning ██████████." The remainder of the call is discussing a possible mutual acquaintance ██████████ knows in prison. On 03/04/2022 ██████████ makes a phone call to ██████████. During that phone call ██████████ and ██████████ are discussing purchasing an

Xbox controller for [REDACTED] while he is [REDACTED]. [REDACTED] makes the comment he would pay for the controller. [REDACTED] then responds by saying, "You or [REDACTED], one of the two." [REDACTED] then responds by saying "I tried giving that bitch \$100 yesterday and say, hey let me pay you back, I'm paying you back. She's all what the fuck no, you keep it, I just made \$1,000 selling fucking fentanyl or some shit like that." That call between [REDACTED] and [REDACTED] occurred the same day Eric Richins died.

On 3/27/2023, [REDACTED] was arrested on misdemeanor traffic offenses and booked into the [REDACTED]. On 5/2/2023, myself and other Detectives interviewed [REDACTED] while she was in custody. Post-Miranda warning, [REDACTED] admitted to supplying Kouri Richins with 15-30 fentanyl pills on two separate occasions, approximately one month before Eric's death. She stated Kouri paid her approximately \$900 each time she supplied the pills. She provided details of the solicitation of the drugs, the pickup and drop-off locations, and other pertinent details that has been corroborated with digital forensic evidence.

In investigating Kouri Richins' associates, it was discovered that in 2006, Richins' mother, Lisa Darden was living with an adult female with whom she was having a romantic relationship. In April of that year, her romantic partner died unexpectedly. An autopsy report of the female partner showed that her immediate cause of death was a drug poisoning from an overdose of oxycodone. Further investigation showed that Lisa Darden had been named as the beneficiary of her partner's estate a short time before her death. The female did have current prescriptions for oxycodone and reportedly struggled with abusing her meds. She, however, was not in a state of recovery from addiction at the time of her death. Based on my training and experience, this would likely rule out the possibility of an accidental overdose.

In reviewing forensic downloads of Kouri Richins' phone, it is clear she is very close with her mother and communicates with her almost daily, both for personal matters, and in her business dealings. Conversations have been found on Kouri's phone showing disdain for Eric on Lisa's part. Based on Lisa Darden's proximity to her partner's suspicious overdose death, and her relationship with Kouri, it is possible she was involved in planning and orchestrating Eric's death.

On 5/8/2023, Detectives served a search warrant (Utah warrant #: 2645341) on Lisa Darden's house. A blue Samsung cell phone was recovered and identified as Lisa's current cell phone. I am applying for a warrant to search the digital contents of that phone.

WHEREFORE, your affiant prays that a Search Warrant be issued for the seizure of said items in the daytime.

APPLICATION TO SEAL SEARCH WARRANT AND RELATED DOCUMENTS:

Your Affiant requests, pursuant to Utah Rule of Crim. P. 40(m) that the search warrant, application, and affidavit or other recorded testimony upon which the warrant is based, to include this application for an order sealing such documents, be SEALED until 11/09/2023 for the following reasons:

pose a serious impediment to the investigation;

Due to the sensitive and ongoing nature of the associated homicide case, your affiant requests that the warrant be sealed while the investigation is ongoing.

**I declare under criminal penalty of the State of Utah that the foregoing is true and correct.**

Executed on: 9th day of May, 2023 @ 11:32 AM by /s/ JEFF H O'DRISCOLL

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IN THE THIRD DISTRICT COURT - ALL DEPARTMENT  
IN AND FOR SUMMIT COUNTY, STATE OF UTAH

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**SEARCH WARRANT**

No. 2647481

COUNTY OF SUMMIT, STATE OF UTAH

To any peace officer in the State of Utah:

Proof by Affidavit made upon oath or written affirmation subscribed under criminal penalty of the State of Utah having been made to me by Detective JEFF H O'DRISCOLL of Summit County Sheriff's Office, this day, I am satisfied that there is probable cause to believe

THAT

On the items(s) described as: a blue Samsung stylus cell phone with serial number: [REDACTED] belonging to Lisa Darden.;

In the City of Park City, County of Summit, State of Utah, there is now certain property or evidence described as:

1. Electronic Documents
2. Email, Instant Messaging and Text Messages
3. Personal Communications
4. Internet History
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and that said property or evidence:

Was unlawfully acquired or is unlawfully possessed;

has been used or is possessed for the purpose of being used to commit or conceal the commission of an offense; or

is evidence of illegal conduct.

Affiant believes the property and evidence described above is evidence of the crime or crimes of Aggravated murder/76-5-202  
Conspiracy to commit murder/76-4-201.

**YOU ARE THEREFORE COMMANDED:**

to make a search in the daytime of the above-named or described person, vehicle, item, and/or premises for the herein-above described property or evidence and if you find the same or any part thereof, retain such property in your custody subject to the direction of a prosecutor or an order of this Court.

**ORDER TO SEAL**

Based upon the Application to Seal in the accompanying Affidavit in Support of Search Warrant, IT IS HERBY ORDERED that that the search warrant, application, and affidavit or other recorded testimony upon which this search warrant is based, to include the application for an order sealing such documents, is SEALED until 11/09/2023.

Dated: 9th day of May, 2023 @ 11:34 AM /s/



## RETURN TO SEARCH WARRANT

NO. 2647481

The personal property listed below or set out on the inventory attached hereto was taken from the person of a blue Samsung stylus cell phone with serial number: [REDACTED] belonging to Lisa Darden, by virtue of a search warrant dated the 9th day of May, 2023, and issued by Magistrate ANDREW H STONE of the THIRD DISTRICT COURT - ALL DEPARTMENT:

(1) digital forensic extraction

I, Detective JEFF H O'DRISCOLL of Summit County Sheriff's Office, by whom this warrant was executed, do swear that the above listed or below attached inventory contains a true and detailed account of all the property taken by me under the warrant, on the 9th day of May, 2023.

All of the property taken by virtue of said warrant will be retained in my custody subject to the order of this Court or of any other court in which the offense in respect to which the property, or things taken, is triable.

**I declare under criminal penalty of the State of Utah that the foregoing is true and correct.**

Executed on: 26th day of May, 2023 @ 10:34 AM by /s/ JEFF H O'DRISCOLL