

14356917 B: 11555 P: 9106 Total Pages: 3  
03/12/2025 11:05 AM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Laura R. Cummings and Michael B. Cumminings  
2152 East Creek Road  
Sandy, UT 84093



File No.: 167339-DWP

---

## WARRANTY DEED

Cummings Consulting, LLC, A Utah limited liability company,

**GRANTOR(S)**, of Sandy, State of Utah, hereby conveys and warrants to

Laura R. Cummings and Michael B. Cumminings, wife and husband as joint tenants,

**GRANTEE(S)**, of Sandy, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 22-34-326-039 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

### 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.

Dated this 10<sup>th</sup> day of March, 2025.

Cummings Consulting, LLC, a Utah limited liability company

BY: [Signature]

Michael Cummings,  
Member

BY: [Signature]

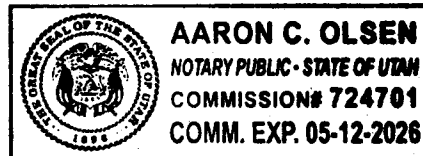
Laura Cummings,  
Member

STATE OF UTAH

COUNTY OF ~~DAVIS~~ Salt Lake

On 10<sup>th</sup> day of March, 2025, before me, personally appeared Michael Cummings and Laura Cummings, 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 on behalf of Cummings Consulting, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°41'22" EAST ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, 16.50 FEET; THENCE SOUTH 291.52 FEET TO A POINT NORTH 89°41'22" WEST FROM THE NORTHWEST CORNER OF THE BRENT STRONG SUBDIVISION; THENCE SOUTH 89°41'22" EAST 174.33 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE BRENT STRONG SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SAID BRENT STRONG SUBDIVISION PLAT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID BRENT STRONG SUBDIVISION PLAT 137.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BRENT STRONG SUBDIVISION PLAT; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 BRENT STRONG SUBDIVISION PLAT SOUTH 78°42'23" EAST 87.31 FEET; THENCE SOUTH 04°07'27" WEST 310.67 FEET TO A POINT ALONG THE SOUTH LINE OF THE BRENT STRONG SUBDIVISION PLAT AT A POINT NORTH 88°07'41" WEST 115.33 FEET FROM THE SOUTHEAST CORNER OF SAID BRENT STRONG SUBDIVISION PLAT; THENCE NORTH 88°07'41" WEST ALONG THE SOUTH LINE OF SAID BRENT STRONG SUBDIVISION PLAT TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN 256.25 FEET; THENCE NORTH 00°09'15" EAST 746.01 FEET, MORE OR LESS, ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING IN THE 8200 SOUTH RIGHT OF WAY.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT WHICH IS SOUTH 89°41'22" EAST ALONG THE QUARTER SECTION LINE 16.50 FEET AND SOUTH 291.52 FEET AND SOUTH 89°41'22" EAST 174.33 FEET AND SOUTH 137.56 FEET AND SOUTH 78°42'23" EAST 87.31 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 04°07'27" WEST 310.67 FEET; THENCE NORTH 88°07'41" WEST 25.09 FEET; THENCE NORTH 04°07'27" EAST 314.80 FEET; THENCE SOUTH 78°42'23" EAST 25.27 FEET TO THE POINT OF BEGINNING.