

3NK
WHEN RECORDED, MAIL TO:
Sandy City
10000 S Centennial Parkway
Sandy, UT 84070

14410884 B: 11586 P: 5806 Total Pages: 3
07/17/2025 01:45 PM By: mpalmer Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SANDY CITY RECORDER
10000 CENTENNIAL PARKWAY S, SANDY, UT 84070



Warranty Deed

Salt Lake County

Affecting Tax ID No. 22-34-326-039

LAURA R. CUMMINGS AND MICHAEL B. CUMMINGS, wife and husband as joint tenants, Grantor(s), of Sandy, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to **SANDY CITY**, a municipal corporation of the State of Utah, at 10000 South Centennial Parkway, Sandy, Utah 84070, Grantee, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, upon part of an entire tract of property as described in Warranty Deed in favor of Laura R. and Michael B. Cummings recorded as Entry No. 14356917 in Book 11555 at Page 9106 in the Office of the Salt Lake County Recorder, situated in the Southwest Quarter of Section 34, Township 2 South, Range 1 East, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest Corner of said described property, said point is also in the southerly right of way line of Creek Road, said point is 1323.02 feet N.89°41'22"W. along the quarter section line and 33.00 feet South from the Center Quarter Corner of said Section 34 (basis of bearing is N.89°41'22"W. along the quarter section line between the Center Quarter Corner and the West Quarter Corner of said Section 34); and running thence along said southerly right of way line S.89°41'22"E. 16.50 feet a Northeast Corner of said described property; thence along the southerly boundary line of said described property South 7.00 feet; thence N.89°41'22"W. 16.50 feet to a point in the westerly boundary line of said described property, said point is also the Northeast Corner of Lot 1 of Rossett Green P.U.D. recorded as Entry No. 8182623 in Book 2002P at Page 75 in the Office of the Salt Lake County Recorder; thence along said westerly boundary line North 7.00 feet to the point of beginning.

The above described parcel of land contains 115 square feet in area, more or less.

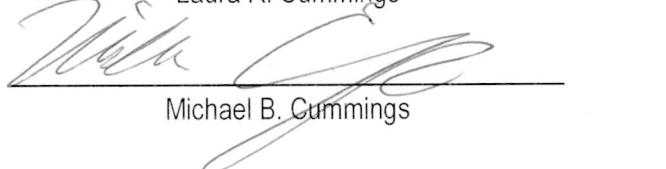
ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the hand of said Grantor(s), this 1st day of July, A.D. 2025.

Signed in the presence of:

Anthony I. Landaverde

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

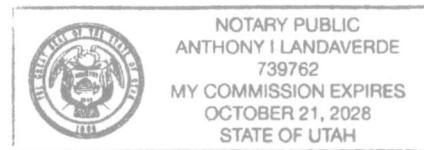

Laura R. Cummings

Michael B. Cummings

On the date first above written personally appeared before me, **LAURA R. CUMMINGS** and **MICHAEL B. CUMMINGS**, the signer(s) of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official seal:



Notary Public for the State of Utah



WEST 1/4 CORNER OF
SECTION 34, T2S, R1E
FOUND 2.5" FLAT BRASS CAP
(SLCO NO. 2S1E3306)

CENTER 1/4 CORNER OF
SECTION 34, T2S, R1E
FOUND 2.5" FLAT BRASS CAP
(S. CC NO. 2S1E3405)

CREEK ROAD

N.89°41'22" W. 2645.103' (MONUMENT TO MONUMENT)

33 1322.086' 1323.02' 34 34

1323.02³

POINT OF
BEGINNING

- SUBJECT PARCEL

LOT 1

ROSSETT GREEN P.U.D.
ENTRY NO. 8182623

LOT 2

LOT 3

BYRON T. & JANET
Y. PETERSEN, TRUSTEE
TAK ID NO. 22-34-326-023
ENTR'Y NO. 14118359

LARRY Q. VARNEY, TRUSTEE
TAX ID NO. 22-34-326-002
ENTRY NO. 14014439

CUMMINGS CONSULTING, LLC
TAX ID NO. 22-34-326-039
ENTRY NO. 4038327

VARNEY SUBDIVISION
ENTRY NO. 51790-9

SANDY CITY
10000 S. CENTENNIAL PARKWAY
SANDY, UT 84070

LEGEND

SUBJECT PROPERTY

ADJACENT PROPERTY LINE

SECTION LINE

COMP. FILE
Exhibit

PROJECT NO.

SHEET NO



A horizontal scale bar with markings at 0, 25, and 50. Below the bar, the text "SCALE 1''-50'" is printed.