

Prepared By:  
VOYANT LEGAL PLLC  
991 Shepard Lane, Suite 110  
Farmington, Utah 84025



\*W3028850\*

After Recording, Return and  
Mail Tax Statements To:

Laura Cummings  
5450 South 3450 West  
Roy, Utah 84067

EH 3028850 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
16-JAN-20 11:59 AM FEE \$40.00 DEP DC  
REC FOR: LAURA CUMMINGS

APN: 09-178-0016

## WARRANTY DEED

LAURA CUMMINGS, as Trustee of the CUMMINGS FAMILY TRUST, GRANTOR,

Whose current mailing address is 5450 South 3450 West, Roy, Utah 84067;

HEREBY conveys and warrants to

ERIC LUDLOW and STEPHANIE TOIVONEN, as Co-Trustees of THE CUMMINGS INVESTMENT TRUST, U/A dated December 9, 2019, and any trustee(s) in succession, GRANTEES,

Whose mailing address is 5450 South 3450 West, Roy, Utah 84067;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Weber, State of Utah:

**ALL OF LOT 45, WHEATRIDGE ESTATES, WEBER COUNTY, UTAH.**

More commonly known as 5450 South 3450 West, Roy, Utah 84067.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

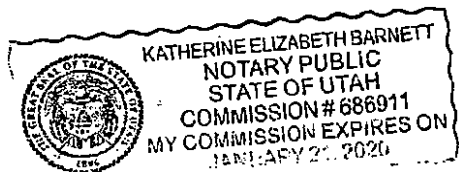
The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.


WITNESS, the hand of said grantor, this 9th day of December, 2019.

  
\_\_\_\_\_  
LAURA CUMMINGS, Trustee

STATE OF UTAH )  
 ) ss.  
COUNTY OF DAVIS )

On this December 9, 2019, personally appeared before me LAURA CUMMINGS, as Trustee of the CUMMINGS FAMILY TRUST, the signer of the foregoing instrument who duly acknowledged to me that she executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 01/21/20

## Certification of Trust The Cummings Investment Trust

This Certification of Trust is made pursuant to Utah Code Ann. § 75-7-1013.

We, the undersigned Trustees, declare as follows:

1. The name of the trust is: The Cummings Investment Trust dated December 9, 2019.
2. The trust currently exists.
3. The trust was executed on December 9, 2019.
4. The Trustmaker of the trust is Laura Cummings (also known as Laura MaryEllen Pope Cummings, Laura MaryEllen Cummings and Laura Pope Cummings).
5. The trust is irrevocable.
6. The trust is amendable by the Trust Advisor.
7. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
8. The currently acting Trustees of the trust are:  

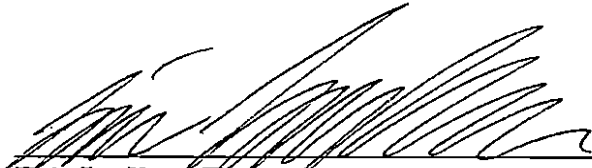
Eric Ludlow  
Stephanie Toivonen
9. Either Trustee, acting alone, may conduct business on behalf of the trust.
10. The tax identification number of the trust is **84-6878863**.
11. Assets held in the trust may be titled in any manner that identifies the Trustees and the name and date of the trust, for example:  

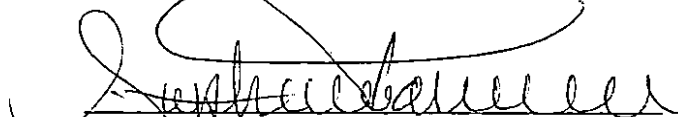
Eric Ludlow and Stephanie Toivonen, Trustees of The Cummings Investment Trust dated December 9, 2019.
12. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests of all kinds, including accounts at financial institutions.
13. Excerpts from the trust agreement that establish the trust, designate the Trustees, and set forth the powers of the Trustees will be provided upon request.
14. The trust agreement provides that a third party may rely on this Certification of Trust in lieu of a copy of the trust agreement. It further exonerates third parties from any liability for acts or omissions in reliance on this Certification of Trust, and for the application that the Trustees make of funds or other property delivered to the Trustees.

The statements made above are accurate and the trust has not been revoked or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

All currently acting Trustees of the trust are identified above and are signatories to this Certification of Trust.

Dated: December 9, 2019

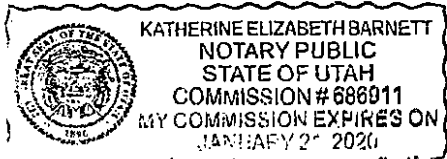
  
Eric Ludlow, Trustee

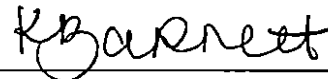
  
Stephanie Toivonen, Trustee

STATE OF UTAH )  
 ) ss.:  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me on December 9, 2019, by Eric Ludlow and Stephanie Toivonen.

[Seal]



  
\_\_\_\_\_  
Notary Public