

RECORDED AT THE REQUEST OF _____
 at _____ .M. FEE PAID _____
 by _____ Dep. Book _____ Page _____ Ref. _____
 Mail Tax Notice to Sean David Walker Address 1488 West 1460 North
 Provo, Utah 84604

WARRANTY DEED

Donald D. Jensen and Sarah Jane Jensen grantor
 of Provo, County of Utah, State of Utah, hereby
 CONVEYS AND WARRANTS to

SEAN DAVID WALKER and MELISSA M. WALKER, husband and wife as joint tenants with
 full rights of survivorship and not as tenants in common

of Provo, Utah County, Utah grantee
 TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS for the sum of

the following described tract of land in Utah County,
 State of Utah:

Beginning at a point on the North line of 1460 North Street, Provo, Utah,
 which point is 53.45 feet North and 2092.24 feet West and North 89°43' West
 along the North line of said street 425.70 feet from the East quarter corner
 of Section 35, Township 6 South, Range 2 East, Salt Lake Base and Meridian;
 thence North 0°34' West 111.00 feet; thence North 89°43' West 112.52 feet;
 thence South 0°20'29" East 96.16 feet; thence 23.40 feet along the arc of a
 15.0 foot radius curve to the left (chord bearing and length is South
 45°01'45" East 21.10 feet); thence South 89°43' East 98.13 feet to the point
 of beginning. Situate in Utah County, State of Utah.

(For reference purposes only: Tax Parcel No. 19-055-0046)

Subject to easements, restrictions and rights-of-way currently of record and
 general property taxes for the year 1996 and thereafter.

ENT 35586 BK 3955 PG 228
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 1996 APR 29 3:39 PM FEE 10.00 BY MB
 RECORDED FOR GUARDIAN TITLE INSURANCE AG

WITNESS the hand of said grantor this 19th day of
 April, A. D. 1996.

Signed in the Presence of)
) Donald D. Jensen
)
) Sarah Jane Jensen
)
)
)
)
)
)
)

STATE OF UTAH)
)
 COUNTY OF Utah)

On the 19th day of April, A. D. 1996,
 personally appeared before me Donald D. Jensen and Sarah Jane Jensen

the signers of the within instrument, who duly acknowledged to me that they
 executed the same.

Curtis E. Cummings
 Notary Public
 Residing At: American Fork, Utah

Commission Expires: 02/28/98

GT #6923P

