



ENT47703:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jul 25 10:51 AM FEE 40.00 BY MC
RECORDED FOR Real Advantage Title Insurance Agency, L
ELECTRONICALLY RECORDED

After Recording Return To:
Mail Tax Notices To:
Stewart Vanvalkenburg
693 South 170 West
Springville, UT 84663

File Number: 23-17019-SEW
Parcel ID: 18-001-0018

Warranty Deed

Know All Men By These Presents that , **John Fenley who acquired title as John Constantinescu**, (henceforth referred to as "Grantor") of **Pine Bluff, AR**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Stewart Vanvalkenburg**, (henceforth referred to as "Grantee") of **693 South 170 West, Springville, UT 84663**, with **WARRANTY COVENANTS**:

Property 1:

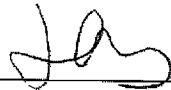
BEGINNING AT A POINT 1739.7 FEET ALONG THE CENTER LINE OF 800 WEST STREET, OREM, UTAH, BEARING NORTH 0°10' WEST AND 25 FEET NORTH 89°14.5' EAST FROM THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°14.5' EAST 108 FEET; THENCE NORTH 0°19' WEST 65.0 FEET; THENCE SOUTH 89°14.5' WEST 108 FEET; THENCE SOUTH 0°19' EAST 65.0 FEET TO THE POINT OF BEGINNING.

Tax Parcel #: 18-001-0018

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

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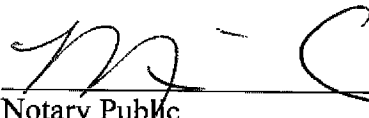
In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 21st day of July, 2023.


John Fenley

STATE OF
COUNTY OF 21st ne

On this 25 day of July, 2023, before me Melanie Copelan, a notary public, personally appeared John Fenley, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public

