



ENT 47703 : 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 TEE POINT OF BEGINNING.

Tax Parcel #: 18-001-0018

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

(This Space Intentionally Left Blank)

**WARRANTY DEED**

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

  
John Fenley

STATE OF

COUNTY OF

21<sup>st</sup> 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

