



ENT 59136:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 07 04:42 PM FEE 40.00 BY AC
RECORDED FOR Real Advantage Title Insura
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.

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WARRANTY DEED

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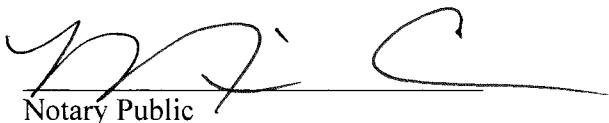
In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 7 day of September, 2023.

John Fenley

STATE OF Utah
COUNTY OF Salt Lake

On this 7th day of September, 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