

ENT 70768:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 27 01:28 PM FEE 40.00 BY CS
RECORDED FOR First American - Orem
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Arnold A Porras Vargas
671 West 975 South
Lehi, UT 84043

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **320-6292641 (dma)**
A.P.N.: **36-883-0334**

Ashlee V. Toney and Ryan P. Toney, Grantor, of **Stagecoach**, County, State of **NV**, hereby CONVEY
AND WARRANT to

Arnold A Porras Vargas, a married man, Grantee, of **Lehi, Utah** County, State of **UT**, for the sum of
Ten Dollars and other good and valuable considerations the following described tract(s) of land in
Utah County, State of **Utah**:

**LOT 334, PLAT "F", CHAPPEL VALLEY PHASE "I", PLANNED RESIDENTIAL DESIGN,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH
COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for
the year 2023 and thereafter.

A.P.N.: 36-883-0334

Warranty Deed - continued

File No.: 320-6292641 (dma)

Witness, the hand(s) of said Grantor(s), this 10/27/2023.Ashlee V. Toney
Ashlee V. ToneyRyan P. Toney
Ryan P. ToneySTATE OF UTAH)
County of UTAH)ss.

On Oct 27, 2023, before me, the undersigned Notary Public, personally appeared **Ashlee V. Toney and Ryan P. Toney**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 5-4-2025T. C
Notary Public