

ENT 86477:2024 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Dec 09 01:53 PM FEE 40.00 BY CS  
RECORDED FOR Fidelity National Title of  
ELECTRONICALLY RECORDED

**WHEN RECORDED RETURN TO AND  
MAIL TAX NOTICES TO:**  
Joseph Hoffart and Johanna Hoffart  
242 North 220 West  
Orem, UT 84057

File No.: FTUT2403480-TD

## **WARRANTY DEED**

**Brandon Walker**

Grantor,

City of Orem, County of Utah, State of Utah, hereby CONVEY and WARRANT to

**JOHANNA HOFFART AND JOSEPH HOFFART, WIFE AND HUSBAND**

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in Orem, State of Utah:

**For APN/Parcel ID(s): 54-001-0018**

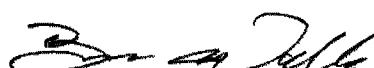
LOT 18, PLAT "A", VALE MANOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

The following is shown for information purposes only:

More Commonly Known as: 242 North 220 West, Orem, UT 84057

Subject to property taxes for the year 2024 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
Brandon Walker

**STATE OF UTAH**

**COUNTY OF UTAH**

On this 9th day of December, in the year 2024, before me, Marnae Ballantyne, a notary public, personally appeared Brandon Walker, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Signature: 