

After Recording Return To:
Leanna C. Fry
115 Parkway Street
Provo, UT 84604
File Number: 2023-38

Warranty Deed

Robert Alan Strasburg and Madeleine Strasburg, (henceforth referred to as “Grantor”)

for the sum of TEN DOLLARS (\$10) and other good and valuable consideration, hereby conveys and warrants to

Leanna C. Fry, married woman (henceforth referred to as “Grantee”)

the following tract of land in Utah County, State of UTAH, more particularly described as follows:


Unit C, in Building 6, contained within the SHADOWBROOK PHASE 1 CONDOMINIUM, a Utah Condominium Project as identified in the Record of Survey Map recorded August 17, 1973, as Entry No. 15023, and as further defined and described in the Declaration of Condominium of the SHADOWBROOK PHASE 1 CONDOMINIUM, recorded September 5, 1973, as Entry No. 16322, in Book 1342, at Page 467, in the office of the Recorder of Utah County, Utah, and in any supplements/amendments thereto.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.


The following is shown for information purposes only: Tax ID No. 52-020-0019

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

IN WITNESS WHEREOF, grantor(s) have/has executed this Warranty Deed on the 7th day of April, 2023.



Robert Alan Strasburg



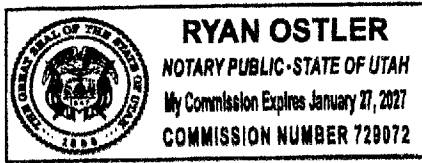
Madeleine Strasburg


COUNTY OF Utah)

:SS

STATE OF Utah)

The foregoing instrument was acknowledged before me on the April 7, 2023 by Robert Alan Strasburg and Madeleine Strasburg





NOTARY PUBLIC