



ENT 53506:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Aug 16 01:25 PM FEE 40.00 BY AC  
RECORDED FOR Old Republic Title (Orem)  
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:  
Logan Douglas Schneider  
682 South 1545 West  
Orem, UT 84058

File Number: 2377460SM

### WARRANTY DEED

**Alison Bingham and Clark Bingham, wife and husband** GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

**Logan Douglas Schneider, a single man** GRANTEE

the following tract of land in Utah County, State of Utah, to-wit:

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 35-521-0005

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

Effective as of this 15th day of August, 2023.

Alison Bingham

Clark Bingham

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 15th day of August, 2023, by Alison Bingham and Clark Bingham.

Notary Public

Commission Expires:

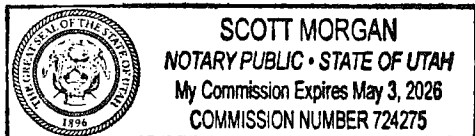


EXHIBIT A

Lot 5, as identified in the official plat of BLACKHORSE RUN II, PHASE 1, AMENDED, a Planned Residential Development, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).