

AFTER RECORDED MAIL  
DOCUMENT AND TAX  
NOTICES TO:  
257 N 400 W  
Provo, UT 84601



ENT 59460-2024 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Aug 30 04:22 PM FEE 40.00 BY LH  
RECORDED FOR BINGHAM, SCOTT & SHANNON

**QUIT CLAIM DEED**

**CLAIR C. BINGHAM and RITA BINGHAM, as HUSBAND AND WIFE AS JOINT TENANTS**

**Grantors,**

whose address is 795 East Las Conchas Dr., Cottonwood, AZ 86326 hereby **CONVEYS AND WARRANTS** to:

**SEDONA 4, LLC a Utah limited liability company**

**Grantee,**

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land located in Utah County, State of Utah, to-wit:

**Legal Description: See Exhibit A**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

In **WITNESS** whereof, the grantors caused its name to be affixed this instrument on the 26 day of August 2024.

**GRANTORS:**

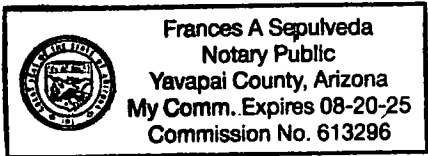
Clair C. Bingham  
CLAIR C. BINGHAM

Rita Bingham  
RITA BINGHAM

STATE OF Arizona )  
COUNTY OF Yavapai )

On this 26 day of August 2024 before me, the undersigned Notary Public, personally appeared **Clair C. Bingham and Rita Bingham** personally known to me to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same and that by their signatures on the instrument the persons acted, and executed this instrument.

**NOTARY STAMP BELOW – Do not cover other deed language.**



Frances A. Sepulveda  
NOTARY PUBLIC  
RESIDING at Cottonwood, AZ 86326  
My commission expires August 20, 2025

**EXHIBIT A****PARCEL 1**

Commencing at a point located South 89°39'54" East along 200 North Street 99.00 feet from the Southwest corner of Lot 4, Block 92, Plat "A", Provo City Survey; thence North 00°20'06" East 98.11 feet; thence South 89°39'54" East 50.03 feet; thence South 00°20'06" West 98.11 feet to 200 North Street; thence North 89°39'54" West along 200 North Street 50.03 feet to the point of beginning.

Area = 4,908 sq.ft.

**PARCEL 2**

Commencing at a point located South 89°39'54" East along 200 North Street 149.03 feet from the Southwest corner of Lot 4, Block 92, Plat "A", Provo City Survey; thence North 00°20'06" East 98.11 feet; thence South 89°39'54" East 49.50 feet to an existing fence; thence South 00°20'06" West along a fence line 98.11 feet to 200 North Street; thence North 89°39'54" West along 200 North Street 50.03 feet to the point of beginning.

Area = 4,856 sq.ft.

Portions of current Parcel Identification No.'s: 04-087-0016 and 04-087-0017