**This Document Prepared By:**

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Farmington, Utah 84025
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**After Recording, Return and
Mail Tax Statements To:**

Richard J. Bingham and Nancy G. Bingham
2876 North 1175 East
North Ogden, Utah 84414

APN: 16-356-0011     BT

# WARRANTY DEED

NANCY G. BINGHAM and RICHARD J. BINGHAM, joint tenants, GRANTORS,

Whose current mailing address is 2876 North 1175 East, North Ogden, Utah 84414;

HEREBY convey and warrant to

RICHARD J. BINGHAM and NANCY G. BINGHAM, as co-Trustees of THE BINGHAM FAMILY TRUST, U/A dated April 3, 2018, GRANTEE,

Whose mailing address is 2876 North 1175 East, North Ogden, Utah 84414;

FOR the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Weber, State of Utah:

**LOT 11, OAKMONT ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.**

More commonly known as 2876 North 1175 East, North Ogden, Utah 84414.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

[Remainder of page intentionally left blank]

WITNESS, the hand of said grantors, this 27th day of May 2025.

_____          _____
RICHARD J. BINGHAM                                NANCY G. BINGHAM

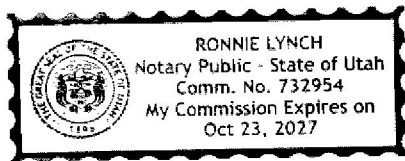STATE OF UTAH                        )
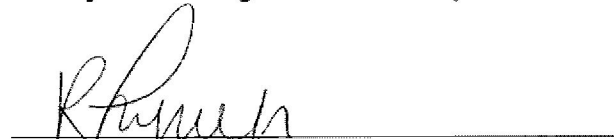                                     ) ss.
COUNTY OF DAVIS                      )

On this May 27, 2025, personally appeared before me RICHARD J. BINGHAM and NANCY G. BINGHAM, the signer of the foregoing instrument who duly acknowledged to me that they executed the same.

RONNIE LYNCH
Notary Public - State of Utah
Comm. No. 732954
My Commission Expires on
Oct 23, 2027

_____
NOTARY PUBLIC
My commission expires: 10/23/27