

**WHEN RECORDED, RETURN TO:**

Jeffrey R. Handy  
**BABCOCK SCOTT & BABCOCK, P.C.**  
370 East South Temple, 4<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
Telephone: 801-531-7000  
jeff@babcockscott.com

12795100  
6/20/2018 1:33:00 PM \$14.00  
Book - 10685 Pg - 8808-8810  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
BABCOCK SCOTT & BABCOCK  
BY: eCASH, DEPUTY - EF 3 P.

**NOTICE OF CONSTRUCTION LIEN**

NOTICE IS HEREBY GIVEN that TYCOON CONSTRUCTION, LLC ("Claimant"), located at 2677 West Jordan Meadows Lane, West Jordan, Utah 84084, and whose telephone number is (801) 554-3765, claims and holds a construction lien, pursuant to Utah Code section 38-1a-101, *et seq.*, upon the property and improvements thereon and interests therein, including any leasehold interests, described hereinafter. Claimant's lien is based upon the following:

1. Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real property located at or about 3965 South 300 East, Salt Lake City, Salt Lake County, State of Utah, being more particularly described as follows:

LEGAL DESCRIPTION: BEG S 00°01'11" W 574.15 FT (RECORD = S) FR NW COR LOT 9, BLK 7, 10 AC PLAT A, BIG FIELD SUR; N 00°01'11" E (RECORD = N) 105 FT; S 89°57'16" E (RECORD = E) 379.38 FT; S 00°10'31" W (RECORD = S) 105 FT; S 89°58'00" W (RECORD = W) 123.64 FT; S 00°30'42" W (RECORD = S 56.25 FT) 55.90 FT; N 89°59'46" W 22 FT (RECORD = 22.73 FT); S 00°00'14" W (RECORD = S 00°01'01" W) 1.5 FT; N 89°59'46" W (RECORD = N 89°58'59" W) 232.99 FT; N 00°01'11" E (RECORD = N) 57.75 FT TO BEG. 1.25 AC M OR L.

PARCEL NO.: 16-31-378-018-0000

(the "Property").

2. To the best of Claimant's knowledge, Millcreek Cove Apartments, LLC, whose address is 633 East 12200 South, Draper, Utah 84020, is the record owner and/or reputed owner of the Property.

3. The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of Now Construction Services, LLC, whose address is 633 East 12200 South, Draper, Utah 84020.

4. Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the principal amount of at least FIFTY THOUSAND SEVEN HUNDRED EIGHTY-SEVEN AND 50/100 U.S. DOLLARS (\$50,787.50), plus interest, attorney fees, and costs, which amount could change, should additional credits or charges be discovered.

5. Claimant provided the first services, labor, materials and/or equipment on or about February 15, 2018, and provided the last services, labor, materials and/or equipment on or about March 5, 2018.

6. **PROTECTION AGAINST LIENS AND CIVIL ACTION.** If this Notice of Construction Lien is being filed on a residence as defined in Utah Code section 38-11-102(18), notice is hereby provided that under Utah law an "owner" may be protected against liens being maintained against an "owner-occupied residence" and from other civil action being maintained to recover monies owed for "qualified services" performed or provided by suppliers and subcontractors as a part of the contract between a real estate developer or an original contractor and the owner, if the following conditions are satisfied: (1) the owner entered into a written contract with either a real estate developer or an original contractor; (2) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed; and (3) the owner paid in full the original contractor or real estate developer or their successors or assigns in accordance with the written contract and any written or oral amendments to the contract.

DATED this 20<sup>th</sup> day of June, 2018

TYCOON CONSTRUCTION, LLC

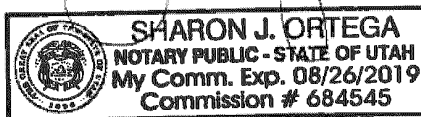
By: \_\_\_\_\_

Its: Attorney \_\_\_\_\_

STATE OF UTAH            )  
  :ss.  
COUNTY OF SALT LAKE )

On this 20<sup>th</sup> day of June, 2018, Jeffrey R. Handy, personally appeared before me and stated and swore under oath that he is the authorized agent to sign for Claimant, that this Notice of Construction Lien was signed on Claimant's behalf, that he is authorized by Claimant to sign on its behalf, and that this Notice of Construction Lien and the information contained herein is true and correct and represents a valid claim to the best of his knowledge.

\_\_\_\_\_  
UTAH NOTARY PUBLIC



**CERTIFICATE OF MAILING**

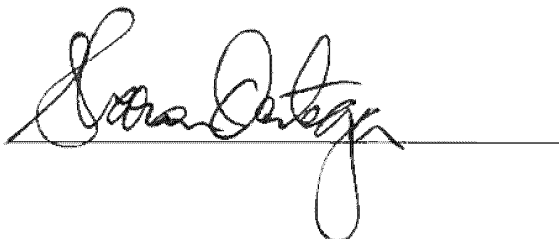
I hereby certify that I caused a true and correct copy of the foregoing NOTICE OF CONSTRUCTION LIEN to be sent by certified mail, postage prepaid thereon, on this 20<sup>th</sup> day of June, 2018, to the following:

MILLCREEK COVE APARTMENTS, LLC  
c/o Corey Jones - Registered Agent  
663 East 12200 South  
Draper, Utah 84020

Cert. Mail No. 7015 1660 0000 1842 4151

NOW CONSTRUCTION SERVICES, LLC  
c/o Corey Jones - Registered Agent  
663 East 12200 South  
Draper, Utah 84020

Cert. Mail No. 7015 1660 0000 1842 4168



A handwritten signature in cursive script, appearing to read "Sara DeLong", is written over a horizontal line.