


WHEN RECORDED, RETURN TO:
Keven J. Stratton
Stratton Law Group, PLLC
754 West 700 South
Pleasant Grove, Utah 84062



ENT 19559:2019 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 11 9:37 am FEE 12.00 BY SM
RECORDED FOR STRATTON AND BRATT LAND

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that STRATTON AND BRATT LANDSCAPES, LLC (“Claimant”), located at 754 West 700 South, Pleasant Grove, Utah 84062, and whose telephone number is 801-785-8011, claims and holds a construction lien, pursuant to Utah Code Section 38-1a-1, et seq., upon the property and improvements thereon and interests therein 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 approximately 382 S Evermore Lane, Pleasant Grove, Utah County, State of Utah, being more particularly described as follows:

Lot 2, Plat B, The Void Subdivision Area 12.751 AC.

PARCEL / SERIAL NO.: 54:336:0002.

(the “Property”).

2. To the best of Claimant’s knowledge, GBR INVESTMENTS 5, LLC is the record owner and/or reputed owner of the Property.

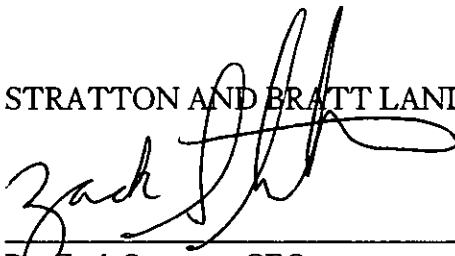
3. The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of GBR INVESTMENTS 5, LLC.

4. Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the amount of at least ONE HUNDRED NINETY TWO THOUSAND EIGHTY FIVE AND 30/100 U.S. DOLLARS (\$192,085.30), 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 July 1, 2018, and provided the last services, labor, materials and/or equipment on or about December 31, 2018.

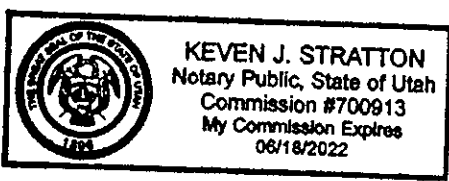
6. PROTECTION AGAINST LIENS AND CIVIL ACTION. If this Notice of Construction Services Lien is being filed on a residence as defined in Utah Code Section 38-11-102(108), notice is hereby provided that under Utah law an "owner" may be protected against liens being maintained against an "owner-occupied 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.

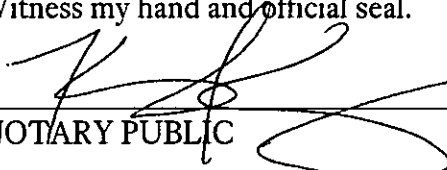
DATED this 6th day of March, 2019.

STRATTON AND BRATT LANDSCAPING

By: Zack Stratton, CEO

STATE OF UTAH)
) :ss
COUNTY OF UTAH)

On the 6th day of March, 2019, personally appeared before me Zack Stratton, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Witness my hand and official seal.

NOTARY PUBLIC