

Notice of Construction Lien

Claimant: Landmark Designscapes, LLC C/O Dave Vance, 11474 S Jackson Downs Way, South Jordan, Utah, Utah (801) 706-6065
Reputed Owner: Bree & Jennifer Gracesun TR ET AL
Record Owner: Bree & Jennifer Gracesun TR ET AL
Non-paying Party: Bree & Jennifer Gracesun TR ET AL
Amount owed: \$46,390.00, together with interest, costs, and reasonable attorney fees.

First labor/materials were furnished: August 10, 2021

Last labor/materials were furnished: January 22, 2022

Property subject to this lien:

LOT 53, CANYON OAKS PHASE 2. 8646-8396 9069-3692 9136-0518 9298-2185 9425-4131 9444-1760 9450-0285 9471-1638,1640 9503-6332 9543-6408 9546-2208 9557-0985 9756-7672 10442-965810443-0303 10566-5537 10566-5537 34-04-427-002-0000

PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Section 38-11-108 of the Utah Code 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 this contract, if either section (1) or (2) is met:

- (1)(a) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer;
- (b) 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
- (c) the owner paid in full the contracting entity in accordance with the written contract and any written or oral amendments to the contract; or
- (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000."
- (3) An owner who can establish compliance with either section (1) or (2) may perfect the owner's protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at www.dopl.utah.gov/rhl.

DATED this 10th day of March, 2022.

CLAIMANT, Landmark Designscapes, LLC C/O Dave Vance

Tatiana
Acting through its duly authorized limited recording agent, LienServices, Inc.

ACKNOWLEDGMENT

On the 10th day of March, 2022, Tatiana Michel personally appeared before me and stated and swore under oath that DJP LienServices, Inc. is the authorized agent to sign for Claimant, that this Notice of Construction Lien was signed on claimant's behalf, that DJP LienServices, Inc. is authorized by Claimant to sign on its behalf, that this claim of Construction Lien and the information contained herein is true and correct and represents a valid claim to the best of her knowledge.



Maria G. Perez
Notary Public