



When Recorded Mail To:

WALKER LAW PLLC
299 S. Main Street, Suite 1300
Salt Lake City, UT 84111
(801) 535-4313

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that Bear River Electric of Idaho, LLC (hereinafter referred to as "Claimant"), located at 591 West Highway 30, Soda Springs, Idaho 83276, and whose telephone number is (208) 244-1602, claims and holds a construction lien pursuant to Utah Code § 38-1a-101, *et seq.*, upon the property and improvements thereon and interests therein described hereinafter. Claimant's lien is based upon the following:

Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real property located at approximately 35 East 150 South, Building E, Garden City, Utah 84028 (individually a "Property" and collectively the "Properties), being more particularly described as follows:

Legal Description: T14N R5E SEC 21 LAKE RESIDENCES @ BEAR LAKE PH 8A,
UNIT 101E.

Parcel Number: 41-21-401-0101.

Legal Description: T14N R5E SEC 21 LAKE RESIDENCES @ BEAR LAKE PH 8A,
UNIT 102E.

Parcel Number: 41-21-401-0102.

Legal Description: T14N R5E SEC 21 LAKE RESIDENCES @ BEAR LAKE PH 8A,
UNIT 201E.

Parcel Number: 41-21-401-0201.

Legal Description: T14N R5E SEC 21 LAKE RESIDENCES @ BEAR LAKE PH 8A,
UNIT 202E.

Parcel Number: 41-21-401-0202.

Legal Description: T14N R5E SEC 21 LAKE RESIDENCES @ BEAR LAKE PH 8A,
UNIT 301E.

Parcel Number: 41-21-401-0301.

Legal Description: T14N R5E SEC 21 LAKE RESIDENCES @ BEAR LAKE PH 8A,
UNIT 302E.

Parcel Number: 41-21-401-0302.

Legal Description: T14N R5E SEC 21 LAKE RESIDENCES @ BEAR LAKE PH 8A,
UNIT 401E.

Parcel Number: 41-21-401-0401.

Legal Description: T14N R5E SEC 21 LAKE RESIDENCES @ BEAR LAKE PH 8A,
UNIT 402E.

Parcel Number: 41-21-401-0402.

To the best of Claimant's knowledge, Waters Edge Properties, LLC, The is the record owner and/or reputed owner of the Properties.

-- The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of Waters Edge Properties, LLC, The.

Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement in the amount of SEVENTEEN THOUSAND, FIVE HUNDRED AND TWENTY-ONE AND 35/100 (\$17,521.35) per Property for a total amount owed to Claimant of ONE HUNDRED AND FORTY THOUSAND, ONE HUNDRED AND SEVENTY AND 79/100 DOLLARS (\$140,170.79), plus interest, attorney fees, and costs, which amount could change should additional credits or charges be discovered.

Claimant provided the first services, labor, materials and/or equipment on or about March 28, 2022 and provided the last labor, materials and/or equipment on or about February 6, 2023.

If this Notice of Lien is being filed on a residence as defined in Utah Code § 38-11-102 *et. seq.*, 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 either section (1) or (2) is satisfied: (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.

Dated this 14th day of April, 2023.

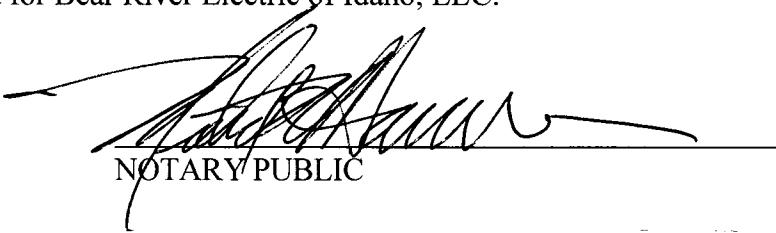


Garrett A. Walker

*Authorized Agent for Bear River Electric of Idaho,
LLC*

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

The foregoing instrument was acknowledged before me this 14th day of April, 2023, by
Garrett A. Walker, authorized agent for Bear River Electric of Idaho, LLC.



NOTARY PUBLIC

