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NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that HI Electric, LLC (hereinafter referred to as “Claimant”), located at 6582 South Airport Road, Unit 5, West Jordan, Utah 84084, and whose telephone number is (801) 205-4626, 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 more particularly described as follows:

Legal Description: LOT C-104, DAYBREAK VILLAGE 7A PLAT 3 SUB (“Property 1”).

Parcel Number: 26-24-303-001-0000.

Legal Description: LOT C-103, DAYBREAK VILLAGE 7A PLAT 3 SUB (“Property 2”).

Parcel Number: 26-24-303-002-0000.

To the best of Claimant’s knowledge, Daybreak 23, LLC is the record owner and/or reputed owner of both Property 1 and Property 2.

The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of Sean Campbell & Co, LLC *d.b.a.* Sean Campbell Construction for the Daybreak South (Bldg. 2&3) Project.

Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to Property 1 in the amount of TWELVE THOUSAND AND TWO HUNDRED AND NINETY-SIX AND 00/100 DOLLARS (\$12,296.00) and Property 2 in the amount of TWELVE THOUSAND AND TWO HUNDRED AND NINETY-FIVE AND 99/100 DOLLARS (\$12,295.99) for a total of TWENTY-FOUR THOUSAND AND FIVE HUNDRED AND NINETY-ONE AND 99/100 DOLLARS (\$24,591.99) 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 4, 2021 and provided the last labor, materials and/or equipment on or about February 21, 2022.

If this Notice of Lien is being filed on a residence as defined in Utah Code § 38-11-101 *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 5th day of July, 2022.



Garrett A. Walker
Authorized Agent for HI Electric, LLC

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

The foregoing instrument was acknowledged before me this 5th day of July, 2022, by Garrett A. Walker, authorized agent for HI Electric, LLC.



NOTARY PUBLIC

