

WHEN RECORDED RETURN TO:  
MUDDY BOYS, INC.  
115 N GENEVA RD  
OREM, UTAH 84059  
(801) 224-6575

14013013 B: 11371 P: 539 Total Pages: 1  
09/08/2022 02:55 PM By: ctafoya Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: LIEN UTAH LLC  
PO BOX 171053 SALT LAKE CITY, UT 84117

NOTICE OF CONSTRUCTION LIEN

MUDDY BOYS, INC., 115 N GENEVA RD, OREM, UTAH 84059, (801) 224-6575, lien claimant, through its limited recording agent, Lien Utah LLC, hereby holds and claims a construction lien, pursuant to Section 38-1a-101 et. seq. Utah Code Annotated 1953, as amended, upon the property and improvements owned or reputed to be owned by JF BONNEVILLE APARTMENTS LLC and located at approximately 252 SOUTH 500 EAST, SALT LAKE CITY, SALT LAKE County, Utah and more particularly described as follows:

LEGAL: BEG 135 FT W FR NE COR LOT 8 BLK 48 PLAT B SLC SUR W 195 FT S 5 RDS W 10 RDS S 5 RDS E 10 RDS N 2.5 RDS E 60 FT S 2.5 RDS E 270 FT N 110 FT W 135 FT N 55 FT TO BEG  
PARCEL NO. 16-06-253-029-0000

The lien claimant claims a lien upon the above described property for amounts owing for furnishing DRYWALL TAPE, TEXTURE, & INSTALLATION in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid materials, equipment, or services to TRENT AUGUSTUS AND/OR COPPERWOOD HOMES, 10810 N KOKOPELLI, CEDAR HILLS, UTAH 84062. There is currently believed to be owed \$1,500.00, which principal amount could change, should additional credits or charges be discovered. MUDDY BOYS, INC. furnished the first said materials, equipment, or services on April 26, 2022, and the last materials, equipment, or services were furnished on July 14, 2022. If the lien claimant prevails on the enforcement of this lien, the claimant will also be seeking recovery of its lien filing fee of \$195.00, interest, legal costs, and attorney fees.

NOTICE:

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/r/f](http://www.dopl.utah.gov/r/f).

Dated September 8, 2022.

Copy sent to owner of record via Certified Mail #7018 3090 0000 3922 3250

MUDDY BOYS, INC. claimant  
By limited agent, Lien Utah LLC,

By: Lixi Frandsen  
Lixi Frandsen

STATE OF UTAH )

: ss..

COUNTY OF SALT LAKE )

On September 8, 2022, being duly subscribed and sworn and appeared before me, Lixi Frandsen, who said she is an agent authorized to execute liens on behalf of Lien Utah LLC, and that she executed the above and foregoing instrument as limited agent for the lien claimant and acknowledged to me that the same is true. IN WITNESS WHEREOF I have herein set my hand and affixed my seal.

Lindsey E. McDonald  
NOTARY PUBLIC, Residing in Salt Lake County, UT

