

WHEN RECORDED RETURN TO:
LIEN RESEARCH CORP.
P.O. BOX 3409
ARLINGTON, WA 98223

14023973 B: 11376 P: 5777 Total Pages: 3
09/30/2022 03:54 PM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LIEN RESEARCH CORP.
3710 168TH NE ST STE A202ARLINGTON, WA 982238464

Parcel No. 08-35-377-017-0000 & 08-35-377-019-0000

NOTICE OF CONSTRUCTION SERVICE LIEN

Notice is hereby given MATHEUS LUMBER COMPANY, INC., (hereinafter referred to as "Claimant"), ATTN: KATHRYN DESROSIER / PO BOX 2260, WOODINVILLE, WA 98072 (206) 284-7500 hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1-1 *et seq.*, upon the property described hereinafter. Claimant's lien is based upon the following:

1. Claimant provided construction service, as defined by UTAH CODE ANN. § 38-1-2(6) in connection with the construction of improvements on the real property, located at approximately LUSSO APARTMENTS, 1025 W NORTH TEMPLE S & 1010 W LEARNED AVE, SALT LAKE CITY, UT, being more particularly described as follows:

**LOTS 1, 2, 3, 5 & 6 AND PORTIONS OF LOTS 10 THROUGH 19, INCLUSIVE, BLOCK 2, BOTHWELL AND MCCONAUGHY SUBDIVISION, RECORDS OF SALT LAKE COUNTY, UTAH (SEE FULL LEGAL ATTACHED - EXHIBIT 'A')
SALT LAKE COUNTY PARCEL NO. 08-35-377-017-0000 & 08-35-377-019-0000**

2. To the best of Claimant's knowledge, LUSSO APARTMENTS, LLC, 111 E BROADWAY # 380, SALT LAKE CITY, UT 84111 & 111 E BROADWAY # 310, SALT LAKE CITY, UT 84111 is (are) the reputed and record owner(s) of the property.

3. There is due and owing to Claimant for the construction service it provided \$425,210.01, together with interest, costs, and attorneys' fees.

4. The labor and/or materials for which demand and claim is made was provided to or at the request of DG CONSTRUCTION SERVICES CORP., 111 E BROADWAY # 310, SALT LAKE CITY, UT 84111.

5. Claimant furnished the first labor and/or materials on or about January 12, 2022 and furnished the last labor and/or materials on or about July 18, 2022.

6. 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 and only if the following conditions are satisfied:

(1) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer; (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, factory built housing retailer, 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 September 29, 2022

MATHEUS LUMBER COMPANY, INC.

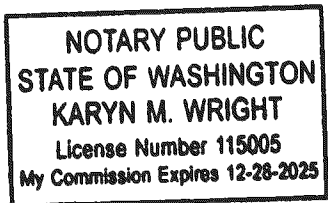


ALEXA PATTON, as Agent

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

On September 29, 2022, personally appeared before me ALEXA PATTON, who being duly sworn did say that he/she is authorized to sign the above and foregoing Notice of Construction Service Lien and acknowledged to me that he executed the same.

My Commission Expires: 12/28/2025



KARYN M WRIGHT, NOTARY PUBLIC

Order # 22-091589, Dated 9/28/2022

Exhibit 'A'
Legal Description

PARCEL 1:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, BOTHWELL AND MCCONAUGHY SUBDIVISION; NORTH 89°59'47" WEST 136.59 FEET; NORTH 00°00'49" WEST 198.13 FEET; SOUTH 89°59'47" EAST 136.59 FEET; SOUTH 00°00'49" EAST 198.13 FEET TO THE BEGINNING (BEING ALL OF LOTS 1, 2, 3, 5 & 6 BLOCK 2, BOTHWELL AND MCCONAUGHY SUBDIVISION.)

PARCEL 2:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 2, BOTHWELL AND MCCONAUGHY SUBDIVISION; NORTH 89°59'02" WEST 179.62 FEET; SOUTH 00°00'49" EAST 66.00 FEET; NORTH 89°59'47" WEST 2.00; NORTH 00°00'49" WEST 354.44; 89; SOUTH 89°59'02" EAST 181.62 FEET; SOUTH 00°00'49" EAST 288.40 FEET TO THE BEGINNING. (BEING A PART OF LOTS 10 THRU 19, BLOCK 2, BOTHWELL AND, MCCONAUGHY SUBDIVISION.)

NEW SERIAL NUMBER: PARCEL 1: 08-35-377-019 AND PARCEL 2: 08-35-377-017

**Property Address: 1010 West Learned Avenue, Salt Lake City, UT 84116
1025 West North Temple, Salt Lake City, UT 84116**