

WHEN RECORDED RETURN TO:
ALLRED'S, INC.
631 W COMMERCE PARK DR
MIDVALE, UT 84047
801-561-8300

NOTICE OF CONSTRUCTION LIEN

ALLRED'S, INC., 631 W COMMERCE PARK DR, MIDVALE, UT 84047, 801-561-8300, 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 QZ12 OPPORTUNITY FUND, LLC AND/OR TENANT and located at approximately 767 W NORTH TEMPLE, SALT LAKE, SALT LAKE County, Utah and more particularly described as follows:

LEGAL: BEG S 89°58'59" E 214.50 FT FR THE NW COR OF LOT 5, BLK 59, PLAT C, SLC SUR; S 89°58'59" E 110.66 FT; S 0°00'55" E 136.79 FT; N 89°58'59" W 110.70 FT; N 136.79 FT TO BEG. (BEING PT OF LOT 6, BLK 59, PLAT C, SLC SUR).
PARCEL NO. 08-35-478-052-0000

The lien claimant claims a lien upon the above-described property for amounts owing for furnishing heating and air conditioning equipment, parts, supplies, venting and commodities. in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid materials, equipment, or services to EAGLE HEATING & COOLING, LLC, 7474 SUNSET MAPLE DR, WEST JORDAN, UT 84101. There is currently believed to be owed \$16,732.29, which principal amount could change, should additional credits or charges be discovered. ALLRED'S, INC. furnished the first said materials, equipment, or services on February 1, 2023, and the last materials, equipment, or services were furnished on July 10, 2023. 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/rif.

Dated September 14, 2023. Copy sent to owner of record via Certified Mail #9589 0710 5270 1048 3747 85

ALLRED'S, INC. claimant
By limited agent, Lien Utah LLC,

By: 
MELISSA NECAISE

STATE OF UTAH)

: ss..

COUNTY OF SALT LAKE)

On September 14, 2023, being duly subscribed and sworn and appeared before me, MELISSA NECAISE, 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.


NOTARY PUBLIC, Residing in Salt Lake County, UT

