



Unique Plumbing LLC
Po Box 70075
Salt Lake City UT 84170
When Recorded Return to:
(801)-518-5166

NOTICE OF PLUMBING LIEN

Notice is hereby given that **Unique Plumbing** (hereinafter referred to as "Claimant") located 4425 South 500 West, Murray, UT 84123, and whose telephone number is (801)-518-5166, hereby claims a lien pursuant to Section 38-1-1 et seq. Utah Code Annotated upon property described hereinafter. Claimant's lien is based upon the following:

1. The claimant provided labor, materials and/or equipment upon and in connection with the improvement of certain reality in **Salt Lake County**, State of Utah, being more particularly described as: **Parcel: 34-07-203-067-0000, All of** UNIT 153, BLDG 10, STERLING HEIGHTS, 301 E ENDURANCE CIR, Draper city Utah **84020**

To the best of the Claimant's knowledge (are) **Sterling Heights LLC**, the reputed or record owner(s) of the property described above.

1. The labor, materials and/or equipment for which demand, and claim are made were provided to or at the request of, The claimant furnished the first labor, materials and/or equipment on **10-9-2023** furnished the last, material and/or equipment on **11-13-2023**.

2. The amount of claim on lien is **\$3300.00**. If this Notice of Lien is being filed on a residence as defined in Utah Code Annotated 38-11-102(17), 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 and only if the following conditions are satisfied:

- a. The owner entered into a written contract with either a real estate developer or an original contractor;
- 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 original contractor or real estate developer or their successors or assigns in accordance with the written contract and any written or oral amendments to the contract.

Unique Plumbing LLC

By:

COUNTY OF STATE OF UTAH) On **20th day of November 2023**, personally appeared before me Chas Kerouac, who being duly sworn did say that he is authorized to sign the above and foregoing instrument and acknowledge to me that he executed the same.

My Commission Expires:

Notary Public