

Recording Requested by:
Superior Commercial Solutions
263 S. River Bend Way - Suite 400
North Salt Lake, Utah 84054

14229419 B: 11485 P: 4120 Total Pages: 4
04/18/2024 10:01 AM By: dkilpack Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LEVELSET
1121 JOSEPHINE ST NEW ORLEANS, LA 701305011

Please Return To:
Superior Commercial Solutions
263 S. River Bend Way - Suite 400
North Salt Lake, Utah 84054
Reference ID: R8FLXQQX934X

SPACE ABOVE FOR RECORDER'S USE

PARCEL NUMBER: 34-07-203-042-0000

NOTICE OF CONSTRUCTION SERVICE LIEN
Utah Code § 38-1a-502

The Claimant:
Superior Commercial Solutions
263 S. River Bend Way - Suite 400
North Salt Lake, Utah 84054

The Property to be charged with the lien:
State of Utah
County: Salt Lake County

The Property Owner:
STERLING HEIGHTS LLC
PO BOX 951109
South Jordan, UT 84095-1109

Municipal Address:
14351 South Champ Cove
Draper, Utah 84020

The Party Who Hired The Claimant ("Hiring Party"):
Bcc
471 Universal Cir
Sandy, Utah 84070

Legal Property Description:
Property located at the municipal address of 14351 S
CHAMP CV DRAPER, UT 84020 , DRAPER, UT 84020. In
the county of SALT LAKE. APN 34-07-203-042-0000. Briefly
described as PARCELA STERLING HEIGHTS. Subdivision:
STERLING HEIGHTS. Municipality / Township of DRAPER.
Township/Range/Section //. Book/Page /.

Services / Materials Provided ("Services"):
Cabinet & countertop shop drawings

Claimant First Furnished Labor and/or Materials on:
December 06, 2023

Claimant Last Furnished Labor or Materials on:
December 19, 2023

Amount of Claim / Total Balance Due: \$6,000.00

IMPORTANT INFORMATION ON THE FOLLOWING PAGE(S)

Notice is hereby given that **Claimant** hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1-1 et seq., upon the **Property** described above. In support of this lien, the following information is being submitted:

The **Property** being liened is identified above as the **Property**;

The owner or reputed owner of the **Property** is above-identified as the **Property Owner**;

The name and address of the party making this claim of lien is above-identified as the **Claimant**. The **Claimant** is the party who actually furnished the materials, labor, services, equipment, or other construction work for which this lien is claimed. These services and/or materials are above-described as the **Services**. These **Services** were furnished to the **Property**, and incorporated therein;

The **Claimant** was hired by the above-identified **Hiring Party**;

The above-identified **Amount of Claim** is the total balance due to the **Claimant** at the time of the filing of this Claim of Construction Lien. This is a true statement of the **Claimant's** demand after deducting all just credits and offsets.

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/rf.

IMPORTANT INFORMATION & SIGNATURES ON THE FOLLOWING PAGE

SIGNATURE OF CLAIMANT, AND VERIFICATION

State of Utah County of Davis

I, Jordan Farr (Print Name), the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the Claimant named herein, or their authorized party, I have read the foregoing instrument, know the contents thereof, have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true




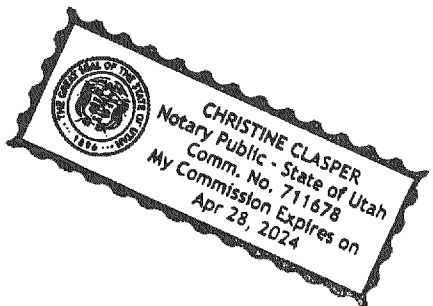
Claimant, Superior Commercial Solutions
Signed by:

Print Name: JORDAN FARR

Title: CEO

Dated: 4/18/2024

On 4/18/2024 (Date), before me, undersigned Notary, personally came and appeared, Jordan Farr (Print Name), who is known to me or whose identity was sufficiently proved and who the Claimant named herein, or their authorized party, and acknowledged that this instrument is the free and voluntary act of and deed of said company, and on oath stated that s/he is authorized to execute said instrument.


Notary Public

Date	Invoice #
1/29/2024	2247

Bill To

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/29/2024			Sterling Heights
Quantity	Item Code	Description			Price Each	Amount
	Misc. Fee	Shop drawings, Unit type 1			800.00	800.00
	Misc. Fee	Shop drawings, Unit type 2			800.00	800.00
	Misc. Fee	Shop drawings, Unit type 3			800.00	800.00
	Misc. Fee	Shop drawings, Unit type 4			800.00	800.00
	Misc. Fee	Shop drawings, Unit type 5			800.00	800.00
	Misc. Fee	Shop drawing revisions, Unit type 1			400.00	400.00
	Misc. Fee	Shop drawing revisions, Unit type 2			400.00	400.00
	Misc. Fee	Shop drawing revisions, Unit type 3			400.00	400.00
	Misc. Fee	Shop drawing revisions, Unit type 4			400.00	400.00
	Misc. Fee	Shop drawing revisions, Unit type 5			400.00	400.00
					Total	\$6,000.00