

Tax Parcel No.:
27-19-152-014-0000

14277782 B: 11512 P: 3587 Total Pages: 2
08/19/2024 03:01 PM By: dkilpack Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROBERTSON ALGER & SPJUTE
8 EAST BROADWAY, SUITE 550, SASALT LAKE CITY, UT 84111

WHEN RECORDED RETURN TO:

ROBERTSON ALGER & SPJUTE
8 East Broadway, Suite 550
Salt Lake City, Utah 84111
(801) 478-8080

Space above for County Recorder's Use

NOTICE OF LIEN

NOTICE IS HEREBY GIVEN that SODA ROW TOWNHOME ASSOCIATION, INC. ("Soda Row"), whose address is 11274 S. Kestrel Rise Road, Suite F, South Jordan, UT 84009, hereby claims a lien on that certain property located in Salt Lake County at 4629 W. Daybreak Rim Way, South Jordan, UT 84009, and more particularly described in the attached **Exhibit A** (the "Property"), owned by Wendy Geradis ("Owner") whose last known address is 4629 W. Daybreak Rim Way, South Jordan, UT 84009. The Property is subject to a lien pursuant to Utah Code § 57-8a-301 and to the Declaration of Covenants, Conditions, and Restrictions for Soda Row, recorded as Entry 10885373, Book 9799, pages 3280 to 3322 in the Salt Lake County Recorder's office, in the amount of at least \$4,756.03, plus accrued interest at the rate of 10% per annum, along with attorney fees, costs and other applicable charges, including additional accruing assessments, incurred hereafter to enforce this lien for delinquent homeowner assessments, fees, penalties and/or costs and attorney fees incurred by Soda Row to date because of Owner's delinquency in the payment thereof and/or said Owner's breach of the Declaration of Covenants, Conditions, and Restrictions for Soda Row and/or rules of Soda Row.

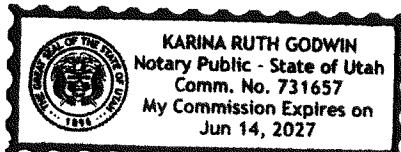
DATED this 19th day of August, 2024.

SODA ROW TOWNHOME ASSOCIATION, INC.:

By: 
ROBERT T. SPJUTE, Esq., Attorney for Soda Row

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 19 day of August, 2024, personally appeared before me Karina Godwin, who duly acknowledged to me that Robert T. Spjute executed the foregoing Notice of Lien for and on behalf of Soda Row Townhome Association, Inc. pursuant to the Declaration of Covenants, Conditions and Restrictions for Soda Row, as the same is amended and recorded in the office of the Salt Lake County Recorder.




NOTARY PUBLIC

EXHIBIT A
(Description of the Property)

LOT 125, KENNECOTT DAYBREAK COUPLET LINER PRODUCT 1 9752-7091 9912-953
10297-252 10325-3066 10644-1687 11243-0609

Property Address: 4629 W. Daybreak Rim Way, South Jordan, UT 84009

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