

Instrument Prepared By
And Recording Requested By

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12/16/2024 10:16 AM By: salvarado Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SUGARHOUSE AWNING AND CANVAS PRODUCTS
7526 S STATE ST MIDVALE, UT 84047



Space above this line for recorder's use only

UTAH NOTICE OF CONSTRUCTION LIEN

STATE OF UTAH
COUNTY OF Salt Lake

Notice is hereby given that this Construction Lien, this "Lien," is filed as of _____ (mm/dd/yyyy), (the "Effective Date"), by Sugarhouse Awning and Canvas Products (Claimant) located at 7526 S State Street Midvale, UT 84047 (Address), with the phone number 801-563-9600, and with the license number of 272242-5501 issued on 11/30/2019 (mm/dd/yyyy) and expiring on 11/30/2025 (mm/dd/yyyy), (the "Claimant"), claims a construction lien in the sum of \$ 23,527.00 for labor, services, materials, and/or equipment furnished for improvement to certain real property owned by Twenty Ones Apartments (collectively, the "Owner"), located at 2077 S 2100 E, Salt Lake City, UT 84108 (Address w/County), and with the legal description of:

LOT 1, 21ST & 21ST SUBDIVISION

(the "Property").

This Lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said real property.

The Claimant and Rimrock Construction (Owner, General Contractor, etc.) entered into a contract on 09/21/2023 (mm/dd/yyyy) whereby the Claimant provided the following labor, services, materials, and/or equipment at the Property (the "Work"):

8 welded frame awnings
for the total amount of \$ 23,527.00 (Contract Price).

The first day of the Work on the Property by the Claimant was 02/13/2024 (mm/dd/yyyy). The last day of the Work on the Property by the Claimant was 04/30/2024 (mm/dd/yyyy) (the "Completion Date").

As of the Effective Date, the Claimant has: (check one)

- ☐ Received payment of \$_____.
- ☒ NOT received any payment.

The Owner has failed to pay the Balance Due despite demands and requests for payment. Accordingly, the Claimant declares that claim amount of \$ 23,527.00 is justly due to the Claimant.

In accordance with Utah Code Ann. § 38-11-107, if the Lien is against an owner-occupied residence, as defined in Utah Code Ann. § 38-11-102, the owner may take steps to require the Claimant to remove the Lien under the Residence Lien Restriction and Lien Recovery Fund Act if one (1) of the following circumstances applies:

- (i) The owner meets the conditions described in Subsections 38-11-204(4)(a) and (b); or
- (ii) (A) a subsequent owner purchases a residence from an owner;
(B) the subsequent owner who purchase the residence under Subsection (1)(a)(ii)(A) occupies the residence as a primary or secondary residence within 180 days from the date of transfer or the residence is occupied by the subsequent owner's tenant or lessee as a primary or secondary residence within 180 days from the date of transfer; and
(C) the owner from whom the subsequent owner purchased the residence met the conditions described in Subsections 38-11-204(a) and (b).

Owners must apply for a Certificate of Compliance with the Department of Commerce, Division of Occupational and Professional Licensing in order to obtain protection from the Residence Lien Restriction and Lien Recovery Fund Act.

The Claimant declares that the contents of this Lien are true and correct to the best of their knowledge. Subscribed and sworn to as of the Effective Date.

Claimant Signature: Michael Peterson Date: 12/12/2024

Claimant Printed Name: Michael Peterson

NOTARY ACKNOWLEDGMENT

State of Utah
County of Salt Lake

The foregoing instrument was acknowledged before me this 12/12/2024, by the undersigned, Michael Petersen, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Clay Christianson
Notary Public

My Commission Expires: 9/19/2026

