

14387783 B: 11573 P: 1177 Total Pages: 2  
05/21/2025 04:12 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: WASATCH LIEN SERVICE  
3165 E MILLROCK DR. STE 500 SALT LAKE CITY, UT 84121

WHEN RECORDED RETURN TO:

Wasatch Lien Service, LLC  
3165 East Millrock Drive, Suite 500  
Salt Lake City, UT 84121  
(801) 278-5436  
Fax: (801) 438-2077

Parcel I.D.# 27-23-126-003-0000

#### NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN by **Standard Restoration, LLC, 12166 South Redwood Road, Riverton, Utah 84065**, (208) 329-6618 (the "Lien Claimant"), by and through its duly authorized limited recording agent, Wasatch Lien Service, LLC, that Lien Claimant holds and claims a construction lien (the "Construction Lien") in accordance with the provisions of Utah Code Ann. Sections 38-1a-101 et seq. The Construction Lien is upon and against the real property and improvements owned or reputed to be owned by **Christine Dearing, as trustee, or her successor in interest, of the Christine Dearing Living Trust dated December 17, 2021**. Said real property is located at 11011 South 1055 West, South Jordan, Salt Lake County, State of Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A".

The Lien Claimant was employed by or provided demolition, cleaning, sanitation, repairs, and contents storage services at the request of **Christine Dearing**, with the address of 11011 South 1055 West, South Jordan, Utah 84095, for the benefit and improvement of the above-described real property. The Lien Claimant first provided materials and services on August 29, 2024 and last provided materials and services on March 12, 2025. The Lien Claimant claims the principal amount of **\$110,000.00** under the Construction Lien. The Lien Claimant also claims that it is entitled to recover interest pursuant to Utah Code Ann. Section 38-1a-309, costs pursuant to Utah Code Ann. Section 38-1a-706, and attorney fees pursuant to Utah Code Ann. Section 38-1a-707.

#### 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 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/rirf](http://www.dopl.utah.gov/rirf).

WASATCH LIEN SERVICE, LLC  
Agent for the Lien Claimant

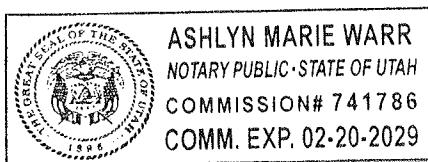
By: Amy Read  
Amy Read, Agent

STATE OF UTAH )

: SS.

COUNTY OF SALT LAKE )

Amy Read, as an agent of Wasatch Lien Service, LLC, personally appeared before me on May 21, 2025 and acknowledged that Wasatch Lien Service, LLC is the agent for Standard Restoration, LLC, and acknowledged that she executed the above document.



Amy Read  
Notary Public  
Order #2793-0525-01

EXHIBIT A

BEG S 2595.05 FT & E 2070.43 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 89°19'18" E 528.28 FT TO CEN LINE OF BECKSTEAD DITCH; S 23°37'50" E 158.95 FT; S 89°19'18 W 668.27 FT; N 33°21'39" E 51.56 FT M OR L; N 24°41'30" E 114.7 FT TO BEG. 2.0 AC.