

Notice of Lien Page 1 of 3  
Gary Christensen Washington County Recorder  
08/16/2023 12:39:07 PM Fee \$40.00 By LEVELSET

Recording Requested by:  
Ferguson Enterprises, LLC  
1324 S 3RD ST Suite 140  
Phoenix, Arizona 85004

Please Return To:  
Ferguson Enterprises, LLC  
c/o Mail Center  
9450 SW Gemini Dr #7790  
Beaverton, Oregon 97008-7105  
Reference ID: MT7XV3DYK44C

SPACE ABOVE FOR RECORDER'S USE

**PARCEL NUMBER: W-SFWB-4-96**

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

**The Claimant:**  
Ferguson Enterprises, LLC  
1324 S 3RD ST Suite 140  
Phoenix, Arizona 85004

**The Property to be charged with the lien:**  
State of Utah  
County: Washington County

**The Property Owner:**  
JEFF SMITH CONSTRUCTION  
491 N BLUFF ST STE 203  
DIAMOND VALLEY, UT 84770  
JEFF SMITH CONSTRUCTION LLC  
491 N BLUFF STREET SUITE 203  
SAINT GEORGE, Utah 84770

**Municipal Address:**  
1227 E HIGH RIDGE DR  
WASHINGTON, Utah 84780

**Legal Property Description:**  
Lot 96, SILVER FALLS @ WASHINGTON BENCH - PHASE 4,  
according to the Official Plat thereof as recorded in the Office of  
the Washington County Recorder, State of Utah

**The Party Who Hired The Claimant ("Hiring Party"):**  
JEFF SMITH CONSTRUCTION LLC  
491 N BLUFF STREET SUITE 203  
SAINT GEORGE, UT 84770

**Services / Materials Provided ("Services"):**  
Plumbing / HVAC / Pipe / Valves / Fittings / Waterworks /  
Appliances / Install Svcs / Lighting / Stormwater / Const Materials

**Claimant First Furnished Labor and/or Materials on:** April 19,  
2023

**Claimant Last Furnished Labor or Materials on:** July 24, 2023

**Amount of Claim / Total Balance Due:** \$26,283.45

**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/rlrf](http://www.dopl.utah.gov/rlrf).

**IMPORTANT INFORMATION & SIGNATURES ON THE FOLLOWING PAGE**

**SIGNATURE OF CLAIMANT, AND VERIFICATION**

State of Texas County of Travis

I, JESSICA WINN, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the Claimant named herein, or a party authorized and appointed for the purposes of signing this Notice of Claim of Lien, that I have read the foregoing Notice of Claim of Lien, know the contents thereof, have been provided and thereby or otherwise 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.

*Jessica Kay Winn*

Claimant, Ferguson Enterprises, LLC  
Signed by:

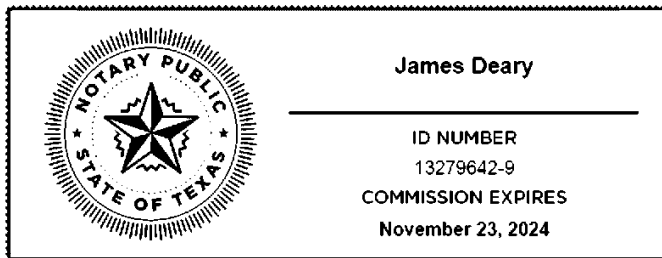
Print Name: JESSICA WINN  
Title: MARKET CREDIT MANAGER  
Dated: 08/16/2023

On 08/16/2023, before me, undersigned Notary, personally came and appeared, JESSICA WINN, who is known to me or whose identity was sufficiently proved and who is an authorized limited agent of Claimant, 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 : State of Texas

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11/23/2024



Notarized online using audio-video communication