

DOC # 20250009472

Notice of Lien Page 1 of 2
Gary Christensen Washington County Recorder
03/24/2025 08:46:13 AM Fee \$ 40.00
By BURTON LUMBER



When Recorded, return to:

Burton Lumber & Hardware Co.
P.O. Box 27206
Salt Lake City, Utah 84127-0206
Telephone: (801) 952-3742

NOTICE OF CONSTRUCTION LIEN

Notice is hereby given that BURTON LUMBER & HARDWARE CO. (hereinafter referred to as "Claimant") of 1170 South 4400 West, Salt Lake City, Utah 84104; telephone: (801) 952-3700 hereby claims a lien pursuant to Section 38-1a-502 et seq. Utah Annotated, as amended, upon the property and improvements thereon owned or reputed to be owned by Patrick D Osmond, at approximately 126 W Bowler Road, Gunlock City, Washington County, Utah more particularly described as follows:

**GARDNER-LAKEVIEW HEIGHTS (-) Lot: 17 THRU:- Lot: 19 ALL OF
LOTS 17, 18, AND 19 OF THE GARDNER-LAKEVIEW HEIGHTS
SUBDIVISION, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID GARDNER-
LAKEVIEW HEIGHTS SUBDIVISION, POINT LIES SOUTH 00°01'30"
WEST ALONG THE SECTION LINE 653.88 FEET AND SOUTH
62°30'38" EAST 228.53 FEET, FROM THE NORTHWEST CORNER OF
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 17 WEST, SALT LAKE
BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 62°30'38"
EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 471.06 FEET
TO THE NORTHWEST CORNER OF LOT 20 SAID SUBDIVISION;
THENCE SOUTH 27°29'22" WEST ALONG THE WEST LINE OF SAID
LOT 143.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOWLER
ROAD; THENCE ALONG SAID LINE THE FOLLOWING THREE (3)
COURSES: 1) NORTH 61°58'45" WEST 78.44 FEET, 2)
NORTHWESTERLY ALONG A 35.36 FOOT RADIUS CURVE TO THE
RIGHT, (LONG CHORD BEARS NORTH 39°28'58" WEST A DISTANCE
OF 27.06 FEET), CENTER POINT LIES NORTH 28°01'04" EAST
THROUGH A CENTRAL ANGLE OF 44°59'55", A DISTANCE OF 27.77
FEET, AND 3) WESTERLY ALONG A 50.00 FOOT RADIUS REVERSE
CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 84°29'37"
WEST A DISTANCE OF 92.39 FEET), CENTER POINT LIES SOUTH
73°00'59" WEST THROUGH A CENTRAL ANGLE OF 135°01'12", A
DISTANCE OF 117.83 FEET TO THE NORTHEAST CORNER OF LOT
16 SAID SUBDIVISION; THENCE NORTH 62°00'00" WEST ALONG
THE NORTH LINE OF SAID LOT 168.53 FEET TO THE WEST LINE OF
SAID SUBDIVISION; THENCE NORTH 07°02'56" WEST ALONG SAID**

**LINE 200.22 FEET, TO THE POINT OF BEGINNING.
CONTAINING 62,663 SQUARE FEET OF 1.44 ACRES.**

Parcel No. GLH-17-A-NW

The lien claimant claims and holds a lien upon the above-described property for amounts owing for furnishing building materials upon or in connection with the improvement of said real property. The lien claimant was employed by: Patrick Osmond, 126 W Bowler Road, Gunlock City, Washington County, Utah, 84733; telephone: (435) 619-3628, to furnish the aforesaid building materials to said company/individual(s). Claimant is owed \$7,679.81 as of March 18, 2025, for the labor and/or materials it provided to the subject property, plus ongoing interest, costs and attorney's fees which amount could change should additional credits or charges be discovered.

BURTON LUMBER & HARDWARE CO. furnished the first building materials on March 25, 2024, and the last building materials were furnished on January 22, 2025.

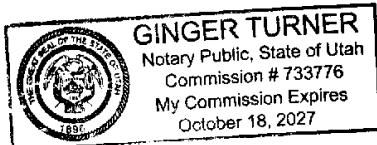
DATED this 18th day of March 2025.

BURTON LUMBER & HARDWARE CO.

By: Shelly Judd
Shelly Judd, Credit Manager

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 18th day of March 2025 appeared before me Shelly Judd, who being by me duly sworn said that she is authorized to sign said instrument on behalf of Burton Lumber & Hardware, the lien claimant, and acknowledged to me that she signed the same.



Ginger Turner
Ginger Turner
Residing at Salt Lake City, Utah
My Commission Expires: October 18, 2027