

DOC # 20250023614

Notice of Lien Page 1 of 2
 Gary Christensen Washington County Recorder
 07/10/2025 09:29:32 AM Fee \$ 40.00
 By ARGUS LAW GROUP PC



When recorded, mail to:
 Argus Law Group, PC
 2107 W. Sunset Blvd., 2nd Floor
 St. George, UT 84770
 435-634-1600

Parcels No. GLH-17-NW, GLH-18-NW, & GLH-19-A-1-NW

NOTICE OF ATTORNEY'S LIEN

NOTICE IS HEREBY GIVEN that Shawn T. Farris of Argus Law Group, PC, as lien claimant, hereby records and declares the intention to enforce its attorney's lien pursuant to UCA §38-2-7 in the amount of \$9,767.50 as of the 9th day of July 2025 plus interest at the statutory rate of 10% per annum for legal services rendered and provided to Patrick Osmond.

The parcel described below is connected with the legal work performed. A demand for the amount owed was made more than thirty (30) days ago and the same has not been paid. Claimant performed first legal services on or about the 23rd of July 2024. The legal services were provide pursuant to a written agreement between Mr. Osmond and Argus Law Group, PC.

The following parcels of real property located in Washington County, UT are subject to this lien:

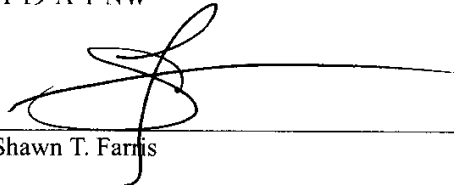
All of Lots 17, 18, and 19 of the Gardner-Lakeview Heights subdivision, Official Records, Washington, County, Utah, being more particularly described as follows:

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 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 200.02 feet, to the point of beginning.

Containing 62,663 square feet of 1.44 acres.

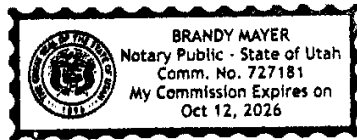
Parcels No. GLH-17-NW, GLH-18-NW, & GLH-19-A-1-NW

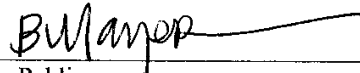
Dated this 10th day of July 2025


Shawn T. Farris

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On the 10th day of July 2025, personally appeared before me Shawn T. Farris, the signer of this Attorney's Lien, who duly acknowledged to me that he executed the same on behalf of Argus Law Group, PC for its stated purpose.




Notary Public