

Lien Page 1 of 3

Gary Christensen Washington County Recorder  
09/11/2025 12:56:25 PM Fee \$40.00 By HANDLE,  
INC.

**When Recorded Return To:**

L&W Supply Corp.  
One ABC Parkway  
Beloit, WI 53511

**NOTICE OF CONSTRUCTION LIEN**

Notice is hereby given that L&W Supply Corp.  
(hereinafter referred to as "Claimant"), located at  
One ABC Parkway Beloit, WI 53511 and whose telephone number is  
608.802.3413, hereby claims and holds a construction lien, pursuant to the Preconstruction  
and Construction Liens statutes currently found at Utah Code Annotated Sections 38-1a-101 et. Seq.,  
upon the property and improvements thereon and interests therein described hereinafter. Claimant's lien  
is based upon the following:

1. Claimant provided:  
Building Materials and Supplies

upon and in connection with the improvement of certain realty located in  
WASHINGTON County, State of Utah, being more particularly described as follows:

**Address:** 2841 W. BECCO TRAIL ST. GEORGE, UT 84770

**Parcel Nos.** SG-BCTD-3, SG-BCTD-4, SG-BCTD-5

**Legal Description:**

Attached as Exhibit A

2. To the best of Claimant's knowledge:

**F4 PROPERTIES LLC**

**325 Oak Lane**

**Kaysville, UT 84037**

**Henry Walker Construction, LLC**

**1216 West Legacy Crossing Boulevard**

**STE 300**

**Centerville, UT 84014**

is the owner or reputed owner of the real property described above.

3. Claimant was employed by:

**BST MASONRY, LLC**

**350 Man O War Rd**

**Saint George, UT 84790-7917**

and provided the labor, materials, and/or equipment for which demand and claim is made to or  
at the request of this employer.

4. Claimant furnished the first labor and/or materials on 2025-06-10 and furnished the last labor and/or materials on 2025-06-10.

5. There is due and owing to Claimant the amount of \$26,674.34 for the labor, materials, and/or equipment it provided together with interest, costs, and attorneys' fees. Claimant hereby demands full payment of said total amount. Plus recovery of any interest, legal costs, attorney fees, and lien filing fees.

**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 build 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/r/rf](http://www.dopl.utah.gov/r/rf).

DATED this 9 Day of September, 2025.

L&W Supply Corp.

By: Rita Vaccarello

Rita Vaccarello  
Lien Services Specialist

### ACKNOWLEDGEMENT

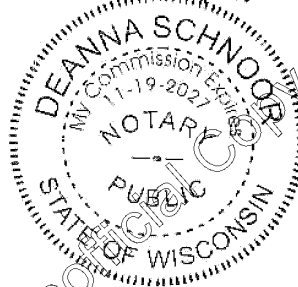
STATE OF WISCONSIN )

) ss.

COUNTY OF ROCK )

On this 9 day of September, 2025, before me personally appeared Rita Vaccarello, whose identity is personally known to or who proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say he is the Lien Services Specialist for L&W Supply Corp. And that the foregoing document was signed by him on behalf of that company.

Deanna Schnoor  
NOTARY PUBLIC, residing in Rock, Wisconsin



**Exhibit A - Legal Property Description**

Lots Three, Four, and Five, BECCO CREEK TOWNHOMES AT DIVARIO, according to the official plat thereof recorded with the Washington County Recorder on December 27, 2023, as Entry Number 20230038314