

Notice of Lien Page 1 of 1
 Gary Christensen Washington County Recorder
 12/08/2025 10:55:59 AM Fee \$40.00 By LIEN UTAH
 LLC

WHEN RECORDED RETURN TO:
 Southern Unique Custom Exteriors, LLC
 9326 S Hawley Park Rd #A
 West Jordan, UT 84081
 801-280-1061

NOTICE OF CONSTRUCTION LIEN

Southern Unique Custom Exteriors, LLC, 9326 S Hawley Park Rd #A, West Jordan, UT 84081, 801-280-1061, lien claimant, through its limited recording agent, Lien Utah LLC, hereby holds and claims a construction lien, pursuant to Section 38-1a-101 et. seq. Utah Code Annotated 1953, as amended, upon the property and improvements owned or reputed to be owned by URE FUND 1 - ASCESA COURT LLC AND/OR TENANT and located at approximately 302 S DIVARIO CANYON DR , ST GEORGE, WASHINGTON County, Utah and more particularly described as follows:

LEGAL: ASCESA AT DIVARIO (SG) Lot: 1
 PARCEL NO. SG-ASD-1

The lien claimant claims a lien upon the above-described property for amounts owing for furnishing exterior stucco, siding, stone and EIFS in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid materials, equipment, or services to Brix Commercial Construction LLC, 3400 W MAYFLOWER AVE. STE 350, LEHI, UT 84043. There is currently believed to be owed \$157,969.28, which principal amount could change, should additional credits or charges be discovered. Southern Unique Custom Exteriors, LLC furnished the first said materials, equipment, or services on January 2, 2024, and the last materials, equipment, or services were furnished on October 26, 2025. If the lien claimant prevails on the enforcement of this lien, the claimant will also be seeking recovery of its lien filing fee of \$195.00, interest, legal costs, and attorney fees.

NOTICE:

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/lrf.

Dated December 8, 2025.

Copy sent to owner of record via Certified Mail #9589 0710 5270 2648 4254 64

Southern Unique Custom Exteriors, LLC claimant
 By limited agent, Lien Utah LLC,

By: *Melissa NeCAISE*
 MELISSA NECAISE

STATE OF UTAH)
 : ss..
 COUNTY OF SALT LAKE)

On December 8, 2025, being duly subscribed and sworn and appeared before me, MELISSA NECAISE, who said she is an agent authorized to execute liens on behalf of Lien Utah LLC, and that she executed the above and foregoing instrument as limited agent for the lien claimant and acknowledged to me that the same is true. IN WITNESS WHEREOF I have herein set my hand and affixed my seal.

Alixica Frandsen
 NOTARY PUBLIC, Residing in Salt Lake County, UT

