



W3295490

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E# 3295490 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
22-Aug-23 0412 PM FEE \$40.00 DEP CF
REC FOR: KIRTON & MCCONKIE
ELECTRONICALLY RECORDED

Attorneys for Vimy Holdings, LLC, J. Scott Johansen and ShoniK LLC

IN THE SECOND JUDICIAL DISTRICT COURT

DAVIS COUNTY, STATE OF UTAH

VIMY HOLDINGS, LLC, a Utah limited liability company, J. SCOTT JOHANSEN, individually and derivatively on behalf of Nominal Defendant SHONIK LLC, a Utah limited liability company,

Plaintiffs,
v.

BRADLEY L. KNOWLTON, an individual;

Defendant,

SHONIK, LLC, a Utah limited liability company,

Nominal Defendant.

**NOTICE OF LIS PENDENS
(PENDENCY OF ACTION)**

Case No. 220700537

Judge Ronald Russell

TIER 3

NOTICE IS HEREBY GIVEN, pursuant to Utah Code § 78B-6-1303, that a civil action has been commenced and is ongoing in the above-named Court that may affect the title to, or the right of possession of, real property located in Weber County, Utah, situated at approximately 365 Park Blvd., Ogden, Utah 84401, and more particularly described as follows:

Parcel No. 030410016

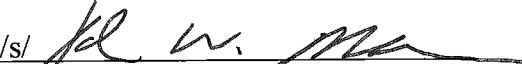
PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT APOINT NORTH 01D17'55" EAST 429.28 FEET AND NORTH 88D41'22" WEST 314.00 FEET FROM THE FOUND OGDEN CITY SURVEY MONUMENT LOCATED THE INTERSECTION OF WASHINGTON BOULEVARD AND 20TH STREET, THENCE NORTH 88D41'22" WEST 37.00 FEET [TO THE NORTHWEST CORNER OF LOT 8 OGDEN RIVER DRIVE SUBDIVISION] THENCE NORTH 01D17'55" EAST 138.57 FEET TO THE SOUTH RIGHT OF WAY LINE OF PARK BOULEVARD, THE NEXT TWO COURSES WILL BE ALONG THE SOUTH RIGHT OF WAY LINE OF PARK BOULEVARD, (1) NORTH 71D10'50" EAST 16.45 FEET (2) THENCE 96.58 FEET ALONG THE ARCOF A 470.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 77D04'22" EAST 96.41 FEET) THENCE SOUTH 00D00'07" EAST 73.30 FEET, THENCE NORTH 88D41'31" WEST 73.57 FEET, THENCE SOUTH 01D17'55" WEST 94.66 FEET TO THE POINT OF BEGINNING.

The claims, causes of action, and allegations are more fully set forth in that certain Amended Complaint in the above-referenced matter, and are incorporated herein by this reference as if fully set forth herein.

This *lis pendens* gives notice of the pendency of the referenced civil action to any individuals or entities claiming a right, title, or interest in and to the referenced Property or any parties intending to acquire a right, title, or interest to the Property from the above-entitled individuals or entities. This *lis pendens* shall be construed as notice of interest in and to the subject property referred to above.

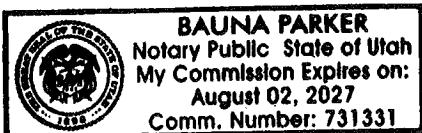
DATED this 22nd day of August 2023.

KIRTON McCONKIE


/s/ 
John W. Mann
Christopher M. Sanders
Attorneys for Plaintiffs

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On the 22nd day of August 2023, personally appeared before me, John W. Mann, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Bauna Parker
Notary Public

CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of August 2023 I caused a true and correct copy of the foregoing **NOTICE OF LIS PENDENS** to be served on the following by the method indicated below:

Jonathan Rudd	() U.S. Mail, Postage Prepaid
Nick Nielsen	() Hand Delivered
Bruce Pritchett	() Overnight Mail
The Rudd Firm, P.C.	() Via email
75 Towne Ridge Pkwy, Suite 125	(X) E-Filer
Sandy, Utah 84070	
jon@ruddfirm.com	
nnielsen@ruddfirm.com	
bpritchett@ruddfirm.com	
<i>Attorneys for Defendants</i>	

/s/ Terri White