



\*W3300878\*

WHEN RECORDED RETURN TO:

Reference #: PRE LIEN #-9669651

D & J GRADING, LLC  
c/o P.O. BOX 13897  
OGDEN, UT. 84412

E# 3300878 PG 1 OF 5  
LEANN H KILTS, WEBER CTY. RECORDER  
06-OCT-23 1000 AM FEE \$40.00 SW  
REC FOR: D & J GRADING

**NOTICE OF CONSTRUCTION LIEN**

NOTICE IS HEREBY GIVEN that D & J GRADING, LLC (Claimant), located at ATTN: OWNER/OPERATOR P.O. BOX 13897 OGDEN, UT. 84412, and whose telephone number is (801) 732-0366, claims and holds a construction lien, pursuant to Utah Code Section 38-1a-1, *et seq.*, upon the property and improvements thereon and interests therein described hereinafter. Claimant's lien is based upon the following:

1. Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real property located at approximately 638 23<sup>rd</sup> ST., Ogden, WEBER COUNTY, STATE OF UTAH (commonly known as MJ APARTMENTS), being more particularly described as:

LEGAL DESCRIPTION: SEE ATTACHED SCR FILED BY MAKERS LINE

PARCEL/SERIAL NO: 01-036-0069

(the "Property")

2. To the best of claimant's knowledge, W SQUARED QOZXB, LLC is the record owner and/or reputed owner of the property.
3. The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of MAKERS LINE, LLC.
4. Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the amount of at least NINE THOUSAND TWO HUNDRED SIXTY SIX AND 41/100 DOLLARS (\$9,266.41), plus interest, attorney fees, and costs, which amount could change should additional credits or charges be discovered.
5. Claimant provided the first services, labor, materials and/or equipment on or about 05/23/2022, and provided the last services, labor, materials and/or equipment on or about 08/23/2023.
6. **PROTECTION AGAINST LIENS AND CIVIL ACTION.** If this Notice of Construction Lien is being filed on a residence as defined in Utah Code section 38-11-108(18), notice is hereby provided 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 the contract between a real estate developer or an original contractor and the owner, if the following conditions are satisfied: (1) the owner entered into a written contract with either a real estate developer or an original contractor; (2) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trade Licensing Act at the time the contract was executed; and (3) the owner paid in full the original contractor or real estate developer or their successors or assigns in accordance with the written contract and any written or oral amendments to the contract.

Dated this 3<sup>rd</sup> date of October, 2023

CLAIMANT:

D & J GRADING, LLC

By: April East

April East, Member

D & J GRADING, LLC

STATE OF UTAH )  
 )SS.

COUNTY OF WEBER

On the 3<sup>rd</sup> day of October, 2023 April East personally appeared before me and stated and swore under oath that he/she is the authorized member to sign for Claimant that this Notice of Construction Lien was signed on Claimant's behalf, that he/she is authorized by Claimant to sign on it's behalf, and that this Notice of Construction Lien and the information contained herein is true and correct and represents a valid claim to the best of his/her knowledge.



Megan Dunford  
Notary Public Signature

Megan Dunford  
Printed Name

09/28/2024  
My Commission Expires

Reference #: PRE LIEN #-9669651

**CERTIFICATE OF MAILING**

I hereby certify that I caused a true and correct copy of the foregoing NOTICE OF CONSTRUCTION LIEN to be sent by certified mail, postage prepaid thereon, the 5<sup>th</sup> day of October, 2023 to the following:

W SQUARED QOZXB, LLC  
537 W 600 S STE 400  
SLC, UT. 84101



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April East, Member of  
D & J GRADING, LLC

Reference #: PRE LIEN #-9669651



Ownership Info for 010360069 as of Sep-28-2023 01:50:59pm

Property Owner as of Sep-28-2023 01:50:59pm

Property Address

W SQUARED PROPERTY LLC

Mailing Address

W SQUARED PROPERTY LLC

537 W 600 S STE 400  
SALT LAKE CITY UT  
841012249

Parcel Number: 010360069

Tax Area: 25

No Dedication Plats found

Current References

Entry #	Book	Page	Recorded Date
3291112			July 18, 2023

Kind of Instrument WARRANTY DEED

Prior Parcels

010360017 (Dead)

010360018 (Dead)

Legal Description

COMMENCING AT THE CENTER LINE OF MADISON AVENUE AND 23RD STREET, THENCE NORTH 89D00'33" WEST 49.50 FEET COINCIDENT WITH THE CENTER LINE OF 23RD STREET, THENCE NORTH 01D00'26" EAST 49.50 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 42, THENCE NORTH 89D00'33" WEST 264.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 42, PLAT A, OGDEN CITY SURVEY AND THE TRUE POINT OF BEGINNING. THENCE NORTH 89D00'33" WEST 121.88 FEET COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF SAID 23RD STREET TO A POINT 10.50 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 01D01'02" EAST 122.00 FEET, THENCE SOUTH 89D00'33" EAST 29.00 FEET, THENCE NORTH 01D01'02" EAST 43.00 FEET, THENCE SOUTH 89D00'33" EAST 92.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3, THENCE SOUTH 01D00'50" WEST 165.00 FEET COINCIDENT WITH SAID EAST LINE TO THE POINT OF BEGINNING. AREA = 0.43 ACRES.

September 28, 2023

**TO: (Via Certified Mail)**

W SQUARED QOZXB, LLC

537 W 600 S STE 400

SLC, UT. 84101

MAKERS LINE, LLC

537 W 600 S STE. 400

SLC, UT. 84101

D & J GRADING, LLC

PO BOX 13897

OGDEN, UT. 84412

**PROJECT: MJ APARTMENTS**

638 23<sup>RD</sup> ST.

OGDEN, UT. 84401

**CLAIMANT: D & J GRADING, LLC**

Dear Sir/Madam:

Enclosed is a copy of a lien that is being filed on the above property in WEBER county, UTAH, by D & J GRADING, LLC, who contracted with MAKERS LINE, LLC.

If you have any questions or wish to discuss this matter, please contact [april.djgrading@gmail.com](mailto:april.djgrading@gmail.com)

D & J GRADING, LLC

c/o P.O. Box 13897

Ogden, UT. 84412

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