



W3318326

E# 3318326 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
19-Mar-24 0915 AM FEE \$40.00 DEP DAC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I
ELECTRONICALLY RECORDED

When recorded, mail to:
Derek Anderson
KIMBALL ANDERSON
649 E. South Temple, 2nd Floor
Salt Lake City, UT 84102

ATTORNEY’S LIEN

NOTICE IS HEREBY GIVEN that KALAW, LLC (dba “Kimball Anderson”), 649 E. South Temple, 2nd Floor, Salt Lake City, UT, 84102, (801) 359-3333 (the “*Lien Claimant*”) holds and claims an Attorney’s Lien and right of claim against the real property identified herein, in connection with that certain General Matter and Property Sale Matter (the “*Matters*”), by virtue of and in accordance with the provisions of Utah Code Ann. § 38-2-7. This lien is for payments of attorney fees and costs owed to Lien Claimant for representation in real matters related to the subject real property described below. Said real property which Lien Claimant claims an Attorney’s Lien includes the real property located in Weber County, State of Utah and is more particularly described as:

PCV

PARCEL 1: Parcel Number 09-077-0018, **BT** as referred to as:

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 5.35 CHAINS SOUTH OF NORTHWEST CORNER OF SAID SECTION 18; AND RUNNING THENCE SOUTH 339.9 FEET; THENCE EAST 165 FEET; THENCE SOUTH 165 FEET; THENCE EAST 149.15 FEET; THENCE SOUTH 165 FEET, MORE OR LESS; THENCE EAST 923.35 FEET, MORE OR LESS; THENCE NORTH 10.15 CHAINS; THENCE WEST 18.75 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING.

PCV

PARCEL 2: Parcel Number 09-077-0017, **BT** as referred to as:

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 693 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 18; THENCE SOUTH 156.10 FEET; THENCE EAST 165 FEET; THENCE NORTH 156.10 FEET; THENCE WEST 165 FEET TO BEGINNING.

PCV

PARCEL 3: Parcel Number 10-012-0019, **BT** as referred to as:

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 693 FEET

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SOUTH OF THE NORTHEAST CORNER OF SECTION 13; THENCE SOUTH 156.10 FEET; THENCE WEST 99.66 FEET; THENCE NORTH 156.10 FEET; THENCE EAST 99.66 FEET TO BEGINNING.

EXCEPT STATE ROAD (650-499).

PARCEL 4: Parcel Number 09-077-0047, as referred to as:

BT PCV

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 848.10 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 18; THENCE EAST 165 FEET; THENCE SOUTH 9.9 FEET; THENCE WEST 165 FEET; THENCE NORTH 9.9 FEET TO BEGINNING.

ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 848.10 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 13; THENCE SOUTH 9.9 FEET; THENCE WEST 99.66 FEET; THENCE NORTH 9.9 FEET; THENCE EAST 99.66 FEET TO BEGINNING.

PCV


PARCEL 5: Parcel Number 10-012-0017, **BT** as referred to as:

BEGINNING AT A POINT 5.35 CHAINS SOUTH OF THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: RUNNING THENCE SOUTH 339.9 FEET; THENCE WEST 1.51 CHAINS; THENCE NORTH 339.9 FEET; THENCE EAST 1.51 CHAINS TO THE PLACE OF BEGINNING.

EXCEPT STATE ROAD (659-563).

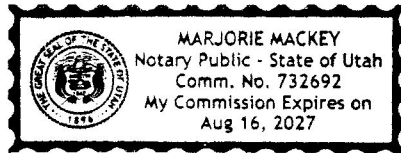
This lien is based on the contract entered into by the parties on September 7, 2021, and invoices presented to Annette Riley since that date. The amount demanded hereby is not less than \$63,903.75 plus interest, for legal work performed arising from the Matters. The last demand for payment was made on or about March 15, 2024, and to date the Lien Claimant has not received payment for the outstanding balance of \$63,903.75. The amount of \$63,903.75 plus interest, has not been paid or forgiven, and the undersigned claims a lien against all property by virtue of the agreement of the parties and the provision of Section 38-2-7, Utah Code Annotated, which entitles the undersigned to the lien described above.

DATED this 15th day of March, 2024.


Derek Anderson, as authorized signer of KALAW, LLC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 15th day of March, 2024, before me a Notary Public, personally appeared Derek Anderson, known to me to be the person whose name is subscribed to this instrument, acknowledged that the contents are true to the best of his knowledge and belief and acknowledged to me that he executed the same.




NOTARY PUBLIC