W3326059

E# 3326059 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
17-May-24 0400 PM FEE $40.00 DEP DAC
REC FOR: WASATCH LIEN SERVICE
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Wasatch Lien Service, LLC
3165 East Millrock Drive, Suite 500
Salt Lake City, UT 84121
(801) 278-5436
Fax: (801) 438-2077

Parcel I.D.# 20-072-0007

NOTICE OF CONSTRUCTION LIEN

PCV ds

NOTICE IS HEREBY GIVEN by **Utah Framing Company, LLC, 767 South Automall Drive, Suite 2, American Fork, Utah 84003**, (208) 403-5905 (the "Lien Claimant"), by and through its duly authorized limited recording agent, Wasatch Lien Service, LLC, that Lien Claimant holds and claims a construction lien (the "Construction Lien") in accordance with the provisions of Utah Code Ann. Sections 38-1a-101 et seq. The Construction Lien is upon and against the real property and improvements owned or reputed to be owned by **International Installations, LLC**. Said real property is located at 6736 East Via Cortina Street, Huntsville, Weber County, State of Utah, and more particularly described as follows:

ALL OF LOT 23, SUMMIT AT SKI LAKE NO. 4, WEBER COUNTY, UTAH.

The Lien Claimant was employed by or provided framing labor, cranes, and machinery at the request of **Lavender and Oaks, LLC**, with the address of 7895 North Secretariat Road, Eagle Mountain, Utah 84005, for the benefit and improvement of the above-described real property. The Lien Claimant first provided materials and services on February 1, 2024 and last provided materials and services on May 1, 2024. The Lien Claimant claims the principal amount of **$42,000.00** under the Construction Lien. The Lien Claimant also claims that it is entitled to recover interest pursuant to Utah Code Ann. Section 38-1a-309, costs pursuant to Utah Code Ann. Section 38-1a-706, and attorney fees pursuant to Utah Code Ann. Section 38-1a-707.

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 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/rlrf.

WASATCH LIEN SERVICE, LLC
Agent for the Lien Claimant

By:_____
Jamie Crnich

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

Jamie Crnich, as manager of Wasatch Lien Service, LLC, personally appeared before me on May 17, 2024 and acknowledged that Wasatch Lien Service, LLC is the agent for Utah Framing Company, LLC, and acknowledged that she executed the above document.

RachelMecham
Notary Public
Order #2755-0524-01

RACHEL MECHAM
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires December 04, 2027
COMMISSION NUMBER 734486