

[RE: 80026684]

Recorded at the Requested of:
Sunstate Equipment Co. LLC

When Recorded, Please Return to:
Accurate Lien
1853 S Horne, Suite 2
Mesa, AZ 85204



E# **3328683** pg 1 of 4
LEANN H KILTS, WEBER COUNTY RECORDER
10-JUN-24 2:35 PM \$40.00 DEP WR
REC FOR: Accurate Lien and Contractor
ELECTRONICALLY RECORDED BY Ingeo Systems, Inc.

Space above for Recorder's Use Only

Parcel No. 200720007 **BT**

NOTICE OF CONSTRUCTION SERVICE LIEN

Notice is hereby given that Sunstate Equipment Co LLC, (Name of Company Providing Construction Services) hereinafter referred to as a "Claimant," 5552 East Washington Street, Phoenix, AZ 85034 (Address of Claimant), Phone: 800-229-2398, hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1-1 *et seq.*, upon the property described hereinafter. Sunstate Equipment Co LLC (Claimant's) lien is based upon the following:

1. Sunstate Equipment Co LLC (Claimant), provided construction service, as defined by UTAH CODE ANN. § 38-1-2(6) in connection with the construction of improvements on real property located at approximately 6736 E. Via Cortina Street, Huntsville, UT (Address of Property) being more particularly described as follows:

Parcel ID: 200720007; SEE EXHIBIT A FOR LEGAL DESCRIPTION, WEBER COUNTY, UTAH

2. To the best of Sunstate Equipment Co LLC (Claimant's) knowledge, International Installations, LLC, 1483 N 900 W, Lehi, UT 84043, is the reputed and record owner of the property.

3. There is due and owing to Claimant for the construction service it provided \$42,303.65 (Amount Owed), together with interest, costs, and attorneys' fees.

4. The labor and/or materials for which demand and claim is made was provided to or at the request of JT DIGS, 767 S. Automall Drive #2, American Fork, UT 84003.

5. Claimant furnished the first labor and/or materials on or about the 24th day of November, 2023, and furnished the last labor and/or materials on or about the 15th day of March, 2024.

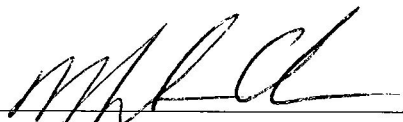
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6. PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Section 38-11-108 of the Utah Code that under Utah law an "owner" may be protected against liens being maintained against an "owner- occupied residence" and 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.

An owner who has satisfied all of these conditions may perfect his protection from liens by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing by calling (801) 530-6628 or toll free in Utah only (866) 275-3675 and requesting to speak to the Lien Recovery Fund.

DATED this 6 day of June, 20.

SUNSTATE EQUIPMENT CO LLC

By:  (Signature)

Name: Melissa Chacon

Title: Legal Account Coordinator

[RE: 80026684]

STATE OF Arizona)

:ss.

COUNTY OF Maricopa)

On the 6 day of June, 2021, personally appeared before me
Melissa Chacon, who being duly sworn did say that he/she is
authorized to sign the above and foregoing Notice of Construction Services Lien and
acknowledged to me that he executed the same.

My Commission Expires: 1-31-2027

NOTARY PUBLIC



EXHIBIT A

All of Lot 23, The Summit at Ski Lake No. 4, according to the official plat thereof on file and of record in the office of the Weber County Recorder.