

John W. Mann (Bar No. 11712)  
Christopher M. Sanders (Bar No. 16939)  
**KIRTON | MCCONKIE**  
50 E. South Temple, Suite 400  
Salt Lake City, Utah 84111  
Telephone: (801) 328-3600  
[jmann@kmclaw.com](mailto:jmann@kmclaw.com)  
[csanders@kmclaw.com](mailto:csanders@kmclaw.com)

*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 Davis County, Utah, situated at approximately 310 West Park Lane, Farmington, Utah 84025, and more particularly described as follows:

Parcel No. 08-054-0107

BEG 22.04 CHAINS N & 4.90 CHAINS W FR SE COR SEC 13-T3N-R1W, SLM; TH W 6.125 CHAINS; TH N 4.50 CHAINS, E TO W LINE OF HWY #1, SE ALG SD W LINE OF HWY TO BEG. LESS TO BERR & FARMINGTON LESS TO STATE ROAD & TO DE JONG LESS & EXCEPTING: A PARCEL OF LAND IN SEC 13-T3N-R1W, SLM, DESC AS FOLLOWS: BEG AT THE SE COR OF GRANTORS ENTIRE TRACT, WH POB IS THE INTERSECTION OF THE N R/W LINE OF BURKE LANE & THE W'LY R/W LINE OF SR-106 (MAIN STR), SD POB ALSO BEING 463.34 FT N 89<sup>^</sup>59'51" W ALG THE S LINE OF SD SEC 13 & 1448.14 FT N FR THE SE COR OF SD SEC 13; & RUN TH N 89<sup>^</sup>24'38" W 14.53 FT ALG SD N R/W LINE OF SD BURKE LANE; TH N 32<sup>^</sup>24'16" E 21.12 FT TO SD W'LY R/W LINE OF SR-106; TH S 10<sup>^</sup>08'18" E 18.26 FT ALG SD W'LY R/W LINE OF SR-106 TO THE POB. CONT. 0.001 ACRES ALSO LESS & EXCEPTING THAT PPTY THAT WAS CONV IN QC DEED RECORDED 01/05/2016 AS E# 2913951 BK 6425 PG 700 DESC AS FOLLOWS: BEG AT A PT ON THE N LINE OF PARK LANE SD PT BEING S 00<sup>^</sup>16'50" E ALG THE SEC LINE 1215.41 FT & N 89<sup>^</sup>45'00" W 477.70 FT FR THE E 1/4 COR OF SEC 13-T3N-R1W, SLM; & RUN TH N 89<sup>^</sup>45'00" W 250.00 FT ALG THE N SIDE OF PARK LANE; TH N 00<sup>^</sup>16'50" W 22.00 FT; TH S 89<sup>^</sup>45'00" E 241.86 FT; TH N 36<sup>^</sup>12'35" E 27.09 FT TO THE W LINE OF MAIN STR; TH ALG SD W LINE THE FOLLOWING TWO (2) COURSES: S 16<sup>^</sup>17'56" E 21.37 FT; TH S 30<sup>^</sup>27'54" W 27.13 FT TO THE POB. CONT. 0.14 ACRES TOTAL ACREAGE 1.099 ACRES

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.

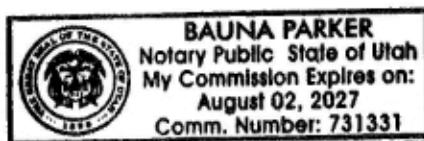
DATED this 22<sup>nd</sup> day of August 2023.

**KIRTON McCONKIE**

John W. Mann  
John W. Mann  
Christopher M. Sanders  
*Attorneys for Plaintiffs*

STATE OF UTAH )  
:ss.  
COUNTY OF UTAH )

On the 22<sup>nd</sup> 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.



Notary Public

**CERTIFICATE OF SERVICE**

I hereby certify that on the 22<sup>nd</sup> 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](mailto:jon@ruddfirm.com)  
[nnielsen@ruddfirm.com](mailto:nnielsen@ruddfirm.com)  
[bpritchett@ruddfirm.com](mailto:bpritchett@ruddfirm.com)  
*Attorneys for Defendants*

/s/ Terri White