

WHEN RECORDED RETURN TO:

SKJ CONSTRUCTION, INC.
197 E ROCKY RIDGE RD
ROCKY RIDGE, UTAH 84645
801-380-5209

NOTICE OF CONSTRUCTION LIEN

SKJ CONSTRUCTION, INC., 197 E ROCKY RIDGE RD, ROCKY RIDGE, UTAH 84645, 801-380-5209, lien claimant, through its limited recording agent, Lien Utah LLC, hereby holds and claims a construction lien, pursuant to Section 38-1a-101 et. seq. Utah Code Annotated 1953, as amended, upon the properties and improvements owned or reputed to be owned by HILLWOOD HOMES AT RED LEDGES LLC AND/OR TENANT and located at approximately 371 N ABAJO PEAK LOOP, HEBER, WASATCH County, Utah and more particularly described as follows in the table below:

| Address | Parcel Number/Serial Number Legal Description | Amount Outstanding |
|---|---|--------------------|
| 371 N ABAJO PEAK LOOP UNIT 1, HEBER, WASATCH | UNIT 1 BUILDING C RED LEDGES PHASE 3L VILLAS CONDOMINIUM PLAT. AND AN UNDIVIDED INTEREST IN THE COMM Parcel Number: 00-0021-6838 Serial Number: 0RX-3LC1-0-033-035 | \$29,938.67 |
| 371 N ABAJO PEAK LOOP UNIT 2, HEBER, WASATCH | UNIT 2 BUILDING C RED LEDGES PHASE 3L VILLAS CONDOMINIUM PLAT. AND AN UNDIVIDED INTEREST IN THE COMM Parcel Number: 00-0021-6839, Serial Number: 0RX-3LC2-0-033-035 | \$29,938.67 |
| 371 N ABAJO PEAK LOOP UNIT 3, HEBER, WASATCH | UNIT 3 BUILDING C RED LEDGES PHASE 3L VILLAS CONDOMINIUM PLAT. AND AN UNDIVIDED INTEREST IN THE COMM Parcel Number: 00-0021-6840 SERIAL Number: 0RX-3LC3-0-033-035 | \$29,938.66 |

The lien claimant claims a lien upon the above-described properties for amounts owing for furnishing ROUGH FRAMING AND SETTING OF TRUSSES in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid materials, equipment, or services to HILLWOOD HOMES, 1296 CONEFLOWER WAY, PARK CITY, UTAH 84098. There is currently believed to be owed \$89,816.00, which amount has been split and is identified in the table listed above. The principal amount could change, should additional credits or charges be discovered. SKJ CONSTRUCTION, INC. furnished the first said materials, equipment, or services on August 15, 2024, and the last materials, equipment, or services were furnished on August 15, 2024. If the lien claimant prevails on the enforcement of this lien, the claimant will also be seeking recovery of its lien filing fee of \$235.00, interest, legal costs, and attorney fees.

NOTICE:

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." (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/dofr.

Dated October 29, 2024.

Copy sent to owner of record via Certified Mail #9589 0710 5270 0416 8093 48

SKJ CONSTRUCTION, INC. claimant

By limited agent, Lien Utah LLC,

By: Lixi Frandsen
Lixi Frandsen

STATE OF UTAH)

: ss..

COUNTY OF SALT LAKE)

On October 29, 2024, being duly subscribed and sworn and appeared before me, Lixi Frandsen, who said she is an agent authorized to execute liens on behalf of Lien Utah LLC, and that she executed the above and foregoing instrument as limited agent for the lien claimant and acknowledged to me that the same is true. IN WITNESS WHEREOF I have herein set my hand and affixed my seal.

Melissa Necaise
NOTARY PUBLIC, Residing in Salt Lake County, UT

