

ENT 67697:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Sep 05 11:03 AM FEE 40.00 BY TM  
RECORDED FOR Kimball Anderson  
ELECTRONICALLY RECORDED

**When Recorded Mail To:**

KIMBALL ANDERSON  
310 S. Main Street, Suite 102  
Salt Lake City, UT 84101  
(801) 359-3333

**NOTICE OF CONSTRUCTION LIEN**

NOTICE IS HEREBY GIVEN that Kyco Services LLC (hereinafter referred to as "Claimant"), located at 2090 West 500 North, Unit 6, Springville, Utah 84663, and whose telephone number is (801) 794-3822, claims and holds a construction lien pursuant to Utah Code § 38-1a-101, *et seq.*, upon the property and improvements thereon and interests therein described hereinafter. Claimant's lien is based upon the following:

Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real property located at approximately 778 S. 860 E., American Fork, Utah 84003 and 802 E. Quality Dr, American Fork, UT 84003, being more particularly described as follows (the "Property"):

Legal Description: See Exhibit A.

Parcel Numbers: 38:680:00001 and 38:680:00002

Tax Parcel IDs: 13:062:0093 and 13:062:0094

To the best of Claimant's knowledge, Villas at Aspen Meadows, LLC is the record owner and/or reputed owner of the Property.

The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of Zwick Construction.

Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the amount of FOUR HUNDRED ONE THOUSAND TWO HUNDRED FOURTEEN DOLLARS AND THIRTY SEVEN CENTS (\$401,214.37) plus interest, attorney fees, and costs, which amount could change should additional credits or charges be discovered.

Claimant provided the first services, labor, materials and/or equipment on or about August 23, 2021 and provided the last labor, materials and/or equipment on or about January 6, 2025.

If this Notice of Lien is being filed on a residence as defined in Utah Code § 38-11-101 *et. seq.*, notice is hereby provided 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 the contract between a real estate developer or an original contractor and the owner, if either section (1) or (2) is satisfied: (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.

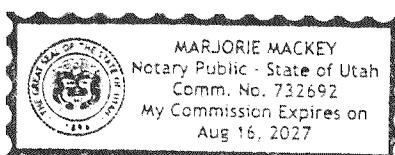
Dated this 4<sup>th</sup> day of September, 2025.

5. 

Robert E. Aycock  
*Authorized Agent for Kyco Services LLC*

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

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of September, 2025 by Robert E. Aycock, authorized agent for Kyco Services LLC.



Marjorie Mackey  
NOTARY PUBLIC

**EXHIBIT A**  
**(Legal Description for Parcel Nos. 38:680:00001 and 38:680:00002)**

**860 Apartments Subdivision:**

A parcel of land lying and situate in the Northeast Quarter of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian. Comprising 15.08 acres, 9.02 acres of Utah County Tax Parcel 13-062-0093 and the 6.06 acre remainder portion of Utah County Tax Parcel 13-062-0094. Basis of Bearing for subject description being South 45°01'56" East 3791.23 feet measured between the Utah County Survey brass cap monuments marking the North Quarter Corner and the East Quarter Corner of said Section 25. Subject parcel being more particularly described as follows:

Commencing at the North Quarter corner of said Section 25, thence South 89°35'49" East 1330.14 feet coincident with the calculated north line of said Northeast Quarter Section; Thence SOUTH 798.25 feet to a point on that particular Agreement Line described in that certain Boundary Line Agreement recorded January 19, 1994 as Entry #4974 and the TRUE POINT OF BEGINNING;

Thence North 00°41'59" East 623.95 feet to a point on the south right of way line of Quality Drive, (Vest Road Dedication, Entry #54716:2019, Map #16589 of the Utah County Records); Thence South 89°48'07" East 911.43 feet coincident with said south right of way line to the point of intersection with 860 East Street as per said Vest Road Dedication; Thence South 00°54'51" East 797.23 feet coincident with said West right of way line; Thence South 89°46'14" West 479.33 feet to a point on that particular Agreement Line described in that certain Parcel Boundary Line Adjustment Agreement and Quit Claim Deed recorded October 29, 2020 as entry #170744:2020; Thence the following two calls coincident with said Agreement line: 1) North 00°55'43" West 181.16 feet, and 2) South 89°38'19" West 449.50 feet to the point of beginning.