

**WHEN RECORDED RETURN TO:**

**Marshall WoodCraft Cabinetry, LLC  
232 N. Marshall Industrial Ave.  
Marshall, Texas 75670**

**DOC # 20210013015**

Notice of Lien Page 1 of 4  
Gary Christensen, Washington County Recorder  
02/24/2021 02:49:42 PM Fee \$ 40.00  
By MCW INDUSTRIES



**Parcel No. W-5-2-13-243**

**NOTICE OF CONSTRUCTION SERVICE LIEN**

Notice is hereby given that Master WoodCraft Cabinetry, LLC, (hereinafter referred to as "Claimant") 232 N. Marshall Industrial Ave., Marshall, Texas 75670, phone 903.935.0500, hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1-1 et seq., upon the property described hereinafter. Claimant's lien is based upon the following:

1. Claimant provided construction service, as defined by UTAH CODE ANN. § 38-1-2(6) in connection with the construction of improvements on the real property, located at approximately 1525 Ovaition Place, Washington, Utah 84780, being more particularly described as follows:

**Attached "Exhibit A"**

2. To the best of Claimant's knowledge, RSF AV ST GEORGE VII LP, 3899 Maple Ave., #250, Dallas, Texas 75219, is the reputed and record owner of the property.
3. There is due and owing to Claimant for the construction service it provided \$12,978.50 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 Arco Construction Company, 900 North Rock Hill Road, St. Louis, MO 63119.
5. Claimant furnished the first labor and/or materials on or about the 8<sup>th</sup> day of May, 2020, and furnished the last labor and/or materials on or about the 29<sup>th</sup> day of September, 2020.
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 and only if the following conditions are satisfied:

(1) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer; (2) 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 (3) the owner paid in full the original contractor, factory built housing retailer, or real estate developer or their successors or assigns in accordance with the written contract and any written or oral amendments to the contract.

DATED this 4th day of February, 2021.

Marshall WoodCraft Cabinetry, LLC  
232 N. Marshall Industrial Ave.  
Marshall, Texas 75670

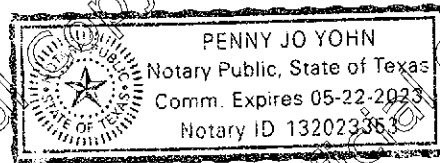
By: Name: *Lisa Pressler* Title: VP Finance  
Lisa Pressler

STATE OF TEXAS )  
COUNTY OF HARRISON )

On the 4th day of February, 2021, personally appeared before me, Lisa Pressler, 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:

*Penny Jo Yohn* NOTARY PUBLIC



“EXHIBIT A”

Property Record Card

Washington County

**RSF AV ST GEORGE VII LP**

**Account: 0998335**

**Parcel: W-5-2-13-243**

3899 MAPLE AVE # 250  
DALLAS TX 75219

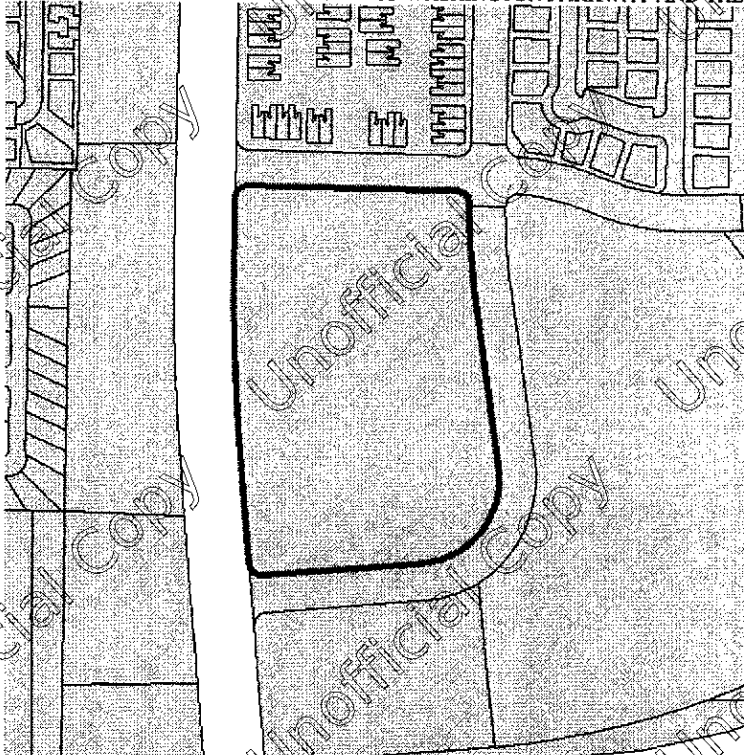
Tax Area: 13 - Washington City

Situs Address:  
1525 E OVATION PL  
WASHINGTON, 84780

Acres: 7.890

**Legal Description**

S 23 T. 42S R. 15W BEGINNING AT A POINT WHICH IS NORTH 00°54'18" EAST 2599.37 FEET ALONG THE CENTER SECTION LINE AND NORTH 90°00'00" EAST 358.61 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF WASHINGTON PARKWAY, RECORDED ON JULY 5, 2006, AS DOCUMENT NO. 20060029317 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, STATE OF UTAH; RUNNING THENCE ALONG SAID EASTERLY WASHINGTON PARKWAY RIGHT-OF-WAY THE FOLLOWING (3) THREE COURSES: NORTH 04°36'52" WEST 230.02 FEET TO THE POINT OF CURVATURE OF A 3447.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE NORTHWESTERLY 338.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°38'00" TO THE POINT OF TANGENCY; THENCE NORTH 01°01'08" EAST 130.94 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SANDY TALUS DRIVE RECORDED ON FEBRUARY 27, 2007 AS DOCUMENT NO. 20070010003 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, STATE OF UTAH; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SANDY TALUS DRIVE THE FOLLOWING (3) THREE COURSES: NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'19" TO THE POINT OF TANGENCY; THENCE SOUTH 88°58'43" EAST 404.20 FEET TO A POINT ON THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT, THE RADIUS POINT WHICH BEARS SOUTH 01°18'48" EAST; THENCE SOUTH EASTERLY 40.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°19'56" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF RED STONE ROAD; THENCE ALONG SAID RIGHT-OF-WAY OF RED STONE ROAD THE FOLLOWING (6) SIX COURSES: SOUTH 01°01'08" WEST 2.30 FEET TO THE POINT OF CURVATURE OF A 1035.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT; THENCE SOUTHEASTERLY 163.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°03'10" TO THE POINT OF TANGENCY; THENCE SOUTH 08°03'02" EAST 339.15 FEET TO THE POINT OF CURVATURE OF A 165.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE SOUTHWESTERLY 269.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°25'08" TO THE POINT OF TANGENCY; THENCE SOUTH 65°23'06" WEST 309.67 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF WASHINGTON PARKWAY AND THE POINT OF BEGINNING.



**Transfer History**

Entry Number	Date Recorded	Deed Type
20180040315	Oct 4, 2018	Warranty Deed
20170051827	Dec 21, 2017	Affidavit Miscellaneous
20170051280	Dec 18, 2017	Patent

## Property Record Card

Washington County

### Abstract Summary

Code	Classification	Market Value	Taxable Value
01A	RES REAL ESTATE-IMPROVED	\$1,718,400	\$945,120
11E	OTHER RES-INC MULTI FAMILY-PRIM	\$9,694,500	\$5,331,975
<b>Total</b>		<b>\$11,412,900</b>	<b>\$6,277,095</b>