

When recorded return to:  
Robert Aycock  
PIA ANDERSON MOSS HOYT, LLC  
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Salt Lake City, UT 84111  
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(801) 350-9000

13264767  
5/8/2020 11:20:00 AM \$40.00  
Book - 10940 Pg - 4454-4456  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
PADRM LLC  
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel ID: 21-26-351-023-0000, 21-26-351-024-0000, and 21-26-351-026-0000

### NOTICE OF MECHANIC'S LIEN

NOTICE IS HEREBY GIVEN by PIA ANDERSON MOSS HOYT, LLC, the duly authorized and attorney-in-fact for KYCO SERVICES, LLC, 2090 W 500 N, Unit 6, Springville, UT 84663 with a telephone number of (801) 794-3822 (the "*Lien Claimant*") that Lien Claimant holds and claims a mechanic's lien and right of claim against the real property identified herein and any relevant bond, by virtue of an in accordance with the provisions of Utah Code Ann. § 38-1-3, *et seq.* (1953 as amended). The Mechanic's Lien is against the real property and improvements thereon owned by STATION AT GARDNER MILL, LLC with address of 7659 South Temple Drive, West Jordan, UT 84084 (the "*Owner*"). Said real property upon which Lien Claimant claims a Mechanic's Lien is the real property located at STATION AT GARDNER MILL, 7659 South Temple Drive; 1206 West 7800 South; and 1286 West 7800 South, West Jordan, UT 84088, (collectively "*Property*") and are more particularly described in the attached **Exhibit A**.

The Lien Claimant was employed by and did furnish the drywall building labor and materials to the property (the "*Labor and Materials*") at the request of ASCENT CONSTRUCTION, INC. with address of 310 West Park Lane, Farmington, UT 84025 ("*Contractor*") and Owner, for the benefit and improvement of the above-described real property and the Owner. The Lien Claimant's Labor and Materials were furnished to the Property on or about July 1, 2018, and last furnished to the Property on or about April 30, 2020. There is due and owing to the Lien Claimant the principal sum of not less than \$203,944.50, together with the non-compounding interest rate of 2% per month, costs, and attorneys' fees; all for which Lien Claimant holds and claims this Mechanic's Lien.

### PROTECTION AGAINST LIENS AND CIVIL ACTION

NOTICE IS HEREBY PROVIDED in accordance with Utah Code. Ann. § 38-11-107, 108 that under Utah law and "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 part of this contract, if and only if, the following conditions are satisfied: (1) the owner or the owner's agent entered into a written contract with either a real estate developer, an original contractor or a factory built housing retailer; (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; (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; and (4) 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 at [dopl.utah.gov](http://dopl.utah.gov) and/or by calling (801) 530-6628 or toll free in Utah only (866) 275-3675 and requesting to speak with Lien Recovery Fund.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 7th day of May, 2020.

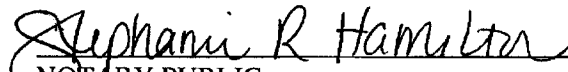
PIA ANDERSON MOSS HOYT



Robert E. Aycock  
Attorney-in-Fact for Kyco Services, Inc.

STATE OF UTAH                    )  
  ss  
COUNTY OF SALT LAKE    )

On this 7<sup>th</sup> day of May, 2020, personally appeared before me, whose identity is personally known to me and who by me duly sworn, did say that he is Attorney-in-Fact for Kyco Services, LLC and that said document was signed by him on behalf of Kyco Services, LLC and that he executed the same.

  
NOTARY PUBLIC



## EXHIBIT A

Tax Parcel ID: 21-26-351-023-0000

LOT 1, STATION AT GARDNER MILL. LESS & EXCEPT BEG 206.25 FT N FR SW COR SEC 26, T2S, R1W, SLM; E 524.7 FT; N 315.5 FT; W 194.7 FT; S 298.65 FT; W 330 FT; S 16.5 FT TO BEG. (BEING PT LOT 1, STATION AT GARDNER MILL) 9.08 AC M OR L. 5049-396 5250-1367 10260-3382 10534-8214

Tax Parcel ID: 21-26-351-024-0000

BEG 206.25 FT N FR SW COR SEC 26, T2S, R1W, SLM; E 524.7 FT; N 315.5 FT; W 194.7 FT; S 298.65 FT; W 330 FT; S 16.5 FT TO BEG. LESS THAT AREA WITHIN PARCEL A, STATION AT GARDNER MILL. (BEING PT LOT 1, STATION AT GARDNER MILL) 1.41 AC M OR L. 5049-396 5250-1367 10260-3382 10534-8214

Tax Parcel ID: 21-26-351-026-0000

LOT 2, STATION AT GARDNER MILL. 10534-8214