

**WHEN RECORDED RETURN TO:**

Jack's Prop and Ornamental Iron  
845 West Layton Avenue  
Salt Lake City, Utah 84104  
Telephone: (801) 972-4797

13275554  
05/20/2020 11:45 AM \$40.00  
Book - 10946 Pg - 8877-8878  
**RASHELLE HOBBS**  
RECORDER, SALT LAKE COUNTY, UTAH  
BENTLEY & BRIGGS  
124 S FAIRFIELD RD  
STE. A  
LAYTON UT 84041  
BY: MBA, DEPUTY - MA 2 P.

Parcel Record Nos. 21-26-351-023  
21-26-351-024  
21-26-351-026

**NOTICE OF CLAIM OF LIEN  
"Construction Lien"**

NOTICE IS HEREBY GIVEN BY Pine River Partners, LLC dba **Jack's Prop and Ornamental Iron** (the "Lien Claimant"), located at **845 West Layton Avenue, Salt Lake City, Utah 84104**, and whose telephone number is (801) 972-4797, of its intent to hold and claim a construction lien by virtue of and in accordance with the provisions of Utah Code Ann. § 38-1a-101 *et seq.* The construction lien is claimed against the following property, owned at the time of first work by **The Station at Gardner Mill LLC** as parcels 21-26-351-023, -024, and -026 specifically described as follows:

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 (Parcel 21-26-351-023)

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 (Parcel 21-26-351-024)

LOT 2, STATION AT GARDNER MILL. 10534-8214 (Parcel 21-26-351-026)

The Lien Claimant was employed by and did furnish materials and supplies at the request of **Ascent Construction**, for the benefit and improvement of the above-described real property. The Lien Claimant's materials and supplies were first provided on August 31, 2019, and last provided on December 31, 2019. There is currently due and owing to the Lien Claimant the sum of \$15,710.90, together with interest, costs, lien fees, and attorneys' fees; all for which the Lien Claimant holds and claims this mechanic's lien. See also preliminary notice number 6983845.

**PROTECTIONS AGAINST LIENS AND CIVIL ACTION**

NOTICE IS HEREBY PROVIDED in accordance with Section 38-11-107 of the Utah Code, that under Utah law an "owner" may be protected against liens being maintained on 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 entered a written contract with either a real estate developer, an original contractor, or a factory build 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 build housing retailer, or real estate developer, or their successors or assigns in interest 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 by calling (801) 530-6628 or toll free in Utah only (866) 275-3675 and requesting to speak to the office administering the Lien Recovery Fund.


BENTLEY & BRIGGS PLLC

By: Jacob D. Briggs  
 Jacob D. Briggs  
*Attorney for Jack's Prop and Ornamental Iron*

STATE OF UTAH )  
 ) ss:  
 COUNTY OF DAVIS )

I certify that on this 5<sup>th</sup> day of May 2020, Jacob D. Briggs, attorney for Jack's Prop and Ornamental Iron, personally appeared before me and acknowledged that he has read the contents of the foregoing instrument, that the contents thereof are true and accurate based upon his personal knowledge and/or information and belief, that he has appropriate authority to sign the foregoing instrument, and that he acknowledged to me that he executed the same.

[Signature]  
 NOTARY PUBLIC

	<b>MICHAEL D. BENNION</b>
	Notary Public State of Utah
	My Commission Expires on:
	April 1, 2023 Comm. Number: 705408

CERTIFICATE OF MAILING

I hereby certify that a copy of the foregoing Notice of Claim of Lien was sent by Certified U.S. Mail, return receipt requested, to The Station at Gardner Mill LLC, c/o Paul Colosimo, 4972 Boabab Circle, Salt Lake City, Utah 84117.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_