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5/27/2020 4:01:00 PM \$40.00  
Book - 10950 Pg - 6915-6918  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SCALLEY & READING BATES HANSEN  
BY: eCASH, DEPUTY - EF 4 P.

Electronically Recorded by:  
Darwin H. Bingham, Esq.  
Scalley Reading Bates  
Hansen & Rasmussen, P.C.  
15 West South Temple, Suite 600  
Salt Lake City, Utah 84101  
(801) 531-7870

### NOTICE OF CONSTRUCTION LIEN

Notice is hereby given that UMC, Inc. (“Claimant”), which may be contacted at 1148 North 450 West, Springville, Utah 84663, (801) 254-4038, claims a construction lien pursuant to Utah Code Annotated § 38-1a-101, *et seq.* as follows:

1. Claimant provided labor, materials or equipment upon and in connection with the improvement of certain real property located in Salt Lake County, located at approximately 1240 West 7740 South, West Jordan, Utah, being more particularly described as follows:

SEE EXHIBIT “A” HERETO

Tax Parcel Nos. 21-26-351-023-000; 21-26-351-024-0000; 21-26-351-026-0000

2. To the best of Claimant’s knowledge, the owner of the subject parcels of real property is The Station at Gardner Mill, L.L.C.

3. There is due and owing to Claimant the sum of \$613,123.53 for the labor, materials or equipment it provided, together with interest at the contract or statutory rate, costs and attorneys’ fees.

4. The labor, materials or equipment for which claim is made was provided to or at the request of Ascent Construction, Inc.

5. Claimant first furnished labor, materials or equipment on or about September 5, 2017, and last furnished labor, materials or equipment on or about May 13, 2020.

6. PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Sections 38-1a-502 and/or 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, if either section (1) or (2) below are 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 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 contact; or

- (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000.

DATED this 27<sup>th</sup> day of May, 2020.

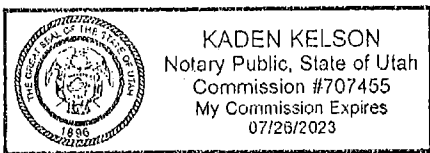
UMC, INC.

  
\_\_\_\_\_  
Jed Mackay, P.A.

STATE OF UTAH )  
 ) :ss  
COUNTY OF UTAH )

Before me this 27<sup>th</sup> day of May, 2020, Jed Mackay, personally appeared before me and stated and swore under oath he is the P.A. of UMC, Inc., the Claimant in the foregoing Notice of Construction Lien; that he has read the notice and knows the contents; that the notice is true of his own knowledge or from the business records of the Claimant; and that he is authorized to sign the foregoing notice on behalf of the Claimant for its stated purpose.

  
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NOTARY PUBLIC



CERTIFICATE OF MAILING

I certify I mailed a copy of the foregoing NOTICE OF CONSTRUCTION LIEN by certified mail, return receipt requested, to the following, on this 27 day of May, 2020.

The Station at Gardner Mill, L.L.C.  
4972 Boabab Circle  
Salt Lake City, Utah 84117

CERTIFIED NO. 7016 0750 0000 7775 5429

Ascent Construction, Inc.  
310 Park Lane  
Farmington, Utah 84025

CERTIFIED NO. 7016 0750 0000 7775 5436

Ascent Construction, Inc.  
25 S. Main Street, Suite 200  
Centerville, Utah 84014

CERTIFIED NO. 7016 0750 0000 7775 5443

Auriline Peterson

EXHIBIT "A"

(Legal Description)

Parcel No. 1

Lot 1, THE STATION AT GARDNER MILL SUBDIVISION, within the Southwest Quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah, pursuant to the plat recorded on February 11, 2016, as Entry No. 12220788, in Book 2016P, at Page 32.

Less and except the following:

Beginning at a point 12 1/2 rods North from the Southwest corner of the Southwest quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Meridian, and running thence East 31.8 rods; thence North 19.1 rods; thence West 11.8 rods; thence South 18.1 rods; thence West 20 rods; thence South 1 rod to the place of beginning.

Parcel No. 2

Beginning at a point 12 1/2 rods North from the Southwest corner of the Southwest quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Meridian, and running thence East 31.8 rods; thence North 19.1 rods; thence West 11.8 rods; thence South 18.1 rods; thence West 20 rods; thence South 1 rod to the place of beginning.

Less and except the following:

Parcel A, THE STATION AT GARDNER MILL SUBDIVISION, within the Southwest Quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah, pursuant to the plat recorded on February 11, 2016, as Entry No. 12220788, in Book 2016P, at Page 32.

Parcel No. 3

Lot 2, THE STATION AT GARDNER MILL SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 1A, 2A, 3A

Together with a perpetual non-exclusive easement for the purposes of ingress and egress, according to the terms and conditions and as set forth in Cross-Easement Agreement dated March 16, 2016 recorded March 23, 2016 as Entry No. 12245569 in Book 10414 at Page 118 of official records, over the following location:

A part of Parcel A and a part of Lot 1, The Station at Gardner Mill Subdivision within the Southwest Quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah: Beginning at the Northwest Corner of said Parcel A, on the East Line of 1300 West Street as it exists at 33.00 foot half-width located 222.75 feet North along the Section Line, and 33.00 feet East from the Southwest Corner of said Section 26; and running thence East 341.24 feet to the extension of the West Line of Lot 2 of said Subdivision; thence South 0 degrees 25'49" West 30.00 feet to and along said West Line; thence West 341.01 feet to said East Line of 1300 West Street; thence North 30.00 feet along said East Line to the point of beginning.