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4/24/2020 9:04:00 AM \$40.00
Book - 10932 Pg - 5305-5307
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LIENGUARD INC
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Allan R. Popper, of
Lienguard, Inc., Agent
1000 Jorie Blvd., Suite 270
Oak Brook, IL 60523

NOTICE OF CONSTRUCTION LIEN
(Utah Code Ann. § 38-1a-502)

Notice is hereby given that **Redi Carpet Sales of Utah LLC, 10101 Fountaingate Drive, Stafford, TX 77477, 832-310-2000** (hereinafter referred to as Claimant), hereby claims a Construction 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 **Material and labor**, in connection with the construction of improvements on the real property, located at **Stratton Apartments, 47-49 South 400 East, Salt Lake City, UT 84111**, being more particularly described as follows:

Parcel #: 16-06-204-010-0000, BEG 22.5 FT N FR SW COR LOT 3 BLK 62 PLAT B SLC SUR N 93 FT E 16 RDS S 7 RDS W 5 RDS N 22.5 FT W 11 RDS TO BEG 5187-11466385-1545, all in Salt Lake City, Salt Lake County, State of Utah

2. To the best of Claimant's knowledge, **Stratton Apartments, LP, 3021 Citrus Circle, Suite 130, Walnut Creek, CA 94598** are the reputed and record owners of **Stratton Apartments, 47-49 South 400 East, Salt Lake City, UT 84111**.

3. There is due and owing to Claimant the amount of **\$55,781.40** for the services, labor, materials, and/or equipment it provided together with interest, costs, and attorneys fees, for which Claimant claims a lien.

4. The labor and/or materials for which demand and claim is made was provided to or at the request of **Ashton Companies, Inc., 3112 South 300 West, Salt Lake City, UT 84115, contractor**.

5. Claimant furnished the first labor and/or materials on or about **January 31, 2020**, and furnished the last labor and/or materials on **April 3, 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: **April 23, 2020**

Submitted, Signed and Prepared by:
Andrea Fleming
Assistant Credit Manager
Redi Carpet Sales of Utah
10101 Fountaingate Drive
Stafford, TX 77477

File No.: 114221-20-1

Redi Carpet Sales of Utah LLC

BY: *Andrea Fleming*
Title: Assistant Credit Manager
Andrea Fleming
Redi Carpet Sales of Utah LLC
10101 Fountaingate Drive
Stafford, TX 77477

VERIFICATION

I, Andrea Fleming, the undersigned of Redi Carpet Sales of Utah LLC the Claimant named in the foregoing state that I am authorized to make this Verification for the Claimant; I have read the foregoing and know the contents thereof, that I am familiar with the facts herein, and the same is true of my own knowledge, and signed as my free and voluntary act.

By: *Andrea Fleming*
Assistant Credit Manager of
Redi Carpet Sales of Utah LLC

STATE OF: Texas
COUNTY OF: Fort Bend

Before me the undersigned authorized on this day, April 23, 2020, personally appeared Andrea Fleming, Assistant Credit Manager who swore on oath that the information in this lien is true and correct.

Carla R. Haistler
Notary Public

