

WHEN RECORDED RETURN TO:
VALLEY INSTALLATION LLC
733 ORCHARD DRIVE
OREM, UTAH 84057
801-404-1122

NOTICE OF CONSTRUCTION LIEN

VALLEY INSTALLATION LLC, 733 ORCHARD DRIVE, OREM, UTAH 84057, 801-404-1122, lien claimant, through its limited recording agent, Lien Utah LLC dba Financial Management Services, hereby holds and claims a construction lien, pursuant to Section 38-1a-101 et. seq. Utah Code Annotated 1953, as amended, upon the property and improvements owned or reputed to be owned by GBR INVESTMENTS 5 LLC and located at approximately 382 SOUTH EVERMORE LANE, Pleaant Grove, UTAH County, Utah and more particularly described as follows:

LEGAL: LOT 2, PLAT B, THE VOID SUB AREA 12.751 AC., PARCEL NO. 54:336:0002

The lien claimant claims a lien upon the above described property for amounts owing for furnishing INSTALLATIONS in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid services to VINTAGE INSTALLS, 168 WOODSIDE DRIVE, PROVO, UTAH 84604. There is currently believed to be owed \$28,400, which principal amount could change, should additional credits or charges be discovered. VALLEY INSTALLATION LLC furnished the first said services on August 16, 2018, and the last services were furnished on OCTOBER 9, 2018. If the lien claimant prevails on the enforcement of this lien, the claimant will also be seeking recovery of its lien filing fee of \$135.00, interest, legal costs, and attorney fees.

NOTICE:

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 either section (1) or (2) is 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 contracting entity in accordance with the written contract and any written or oral amendments to the contract; or (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000." (3) An owner who can establish compliance with either section (1) or (2) may perfect the owner's protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at www.dopl.utah.gov/rif.

Dated 20 November, 2018.

Copy sent to owner of record via Certified Mail #7018 0680 0001 4249 9586

VALLEY INSTALLATION LLC, claimant
By limited agent, Lien Utah LLC dba Financial Management Services,

By: Lixi Frandsen
Lixi Frandsen

STATE OF UTAH)
 : ss..
COUNTY OF SALT LAKE)

On November 20, 2018, being duly subscribed and sworn and appeared before me, Lixi Frandsen, who said she is an agent authorized to execute liens on behalf of Lien Utah LLC dba Financial Management Services, and that she executed the above and foregoing instrument as limited agent for the lien claimant and acknowledged to me that the same is true. IN WITNESS WHEREOF I have herein set my hand and affixed my seal.

[Signature]
NOTARY PUBLIC, Residing in Salt Lake County, UT

