

Recording Requested by:

Artisan Millwork
1386 w 70 s
Lindon, Utah 84042

SPACE ABOVE FOR RECORDER'S USE

Please Return To:

Artisan Millwork
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105
Reference ID: 3948621

PARCEL NUMBER: SG-CIVI-2-CB, SG-CIVI-4-CB

NOTICE OF CONSTRUCTION SERVICE LIEN

The Claimant:

Artisan Millwork
1386 w 70 s
Lindon, Utah 84042

The Property to be charged with the lien:

State of Utah
County: Washington County

The Property Owner:

SG BOULEVARD MULTIFAMILY LLC
180 N UNIVERSITY AVE STE #200
Provo, Utah 84601

Municipal Address:

55 W St George Blvd
Saint George, Utah 84770

The Party Who Hired The Claimant ("Hiring Party"):

Wasatch Commercial Builders LLC
1820 W Printers Row, Suite 100
Salt Lake City, Utah 84119

Legal Property Description:

Subdivision: CITY VIEW (SG) Lots: 2 & 4

Account Number: 1004998, 1005016

Parcel Number: SG-CIVI-2-CB, SG-CIVI-4-CB

Services / Materials Provided ("Services"):

cabinets, countertops, and trim

Claimant First Furnished Labor and/or Materials on:

March 25, 2019

Claimant Last Furnished Labor or Materials on: **June**

09, 2020

Amount of Claim / Total Balance Due: \$7,396.92

Notice is hereby given that Claimant hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1-1 et seq., upon the property described above. In support of this lien, the following information is being submitted:

The Property being liened is identified above as the Property;
The owner or reputed owner of the Property is above identified as the Property Owner;

The name and address of the party making this claim of lien is above-identified as the Claimant. The Claimant is the party who actually furnished the materials, labor, services, equipment, or other construction work for which this lien is claimed. These services and/or materials are above-described as the Services. These Services were furnished to the Property, and incorporated therein;

The Claimant was hired by the above-identified Hiring Party;


The above-identified Amount of Claim is the total balance due to the Claimant at the time of the filing of this Claim of Construction Lien. This is a true statement of the Claimant's demand after deducting all just credits and offsets.
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/rlrf.


SIGNATURE OF CLAIMANT, AND VERIFICATION

State of Louisiana County of Orleans

I, Hannah Newsom, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the authorized, limited and disclosed agent of the Claimant named herein, and that I have read the foregoing instrument, and as an agent appointed by the Claimant to sign the instrument I have been provided and thereby have knowledge of the facts, and certify that based thereupon, upon my information and belief, the foregoing is true and correct under penalty of perjury.


Artisan Millwork
Signed by authorized agent Hannah Newsom

On October 02, 2020, before me, undersigned Notary, personally came and appeared, Hannah Newsom, who is known to me or whose identity was sufficiently proved and who is an authorized limited agent of Claimant, and acknowledged that this instrument is the free and voluntary act of and deed of said company, and on oath stated that she is authorized to execute said instrument.


Notary Public

