



When Recorded, Mail To:
Ridgeview Homes, LLC.
P.O. Box 46
Huntsville, UT 84317

801-671-3079
chadlizroberts@msn.com

NOTICE OF CONSTRUCTION LIEN

TO WHOM IT MAY CONCERN:

The undersigned claimant hereby gives notice of intention to hold and claim a lien and hereby claims a lien upon that certain property and improvements thereon reputed to be owned by **TNU Properties, LLC 129 N. 1200 W. Brigham City, UT 84302**. Located in Box Elder County, State of Utah, and more particularly described as follows:

Legal Description: 03-108-0099

A TRACT OF LAND LOCATED IN THE SE/4 OF SEC 15, T 09N, R 02W, SLBM, HAVING A BASIS OF BEARING OF S 89°54'19" E AS DETERMINED BY GPS OBSERVATIONS UTILIZING LEICA CONTROL NETWORK BETWEEN THE MONUMENTED LOCATION OF THE SW CORNER (HAVING RECORD AND MEASURED NAD83 LAMBERT STATE PLANE COORDINATES OF N = 3709987.3701 E = 1485917.2927 U.S. FT UTAH NORTH ZONE) AND THE SOUTH QUARTER CORNER (HAVING RECORD AND MEASURED NAD83 LAMBERT STATE PLANE COORDINATES OF N = 3709982.981 E = 1488554.9216 U.S. FT UTAH NORTH ZONE) BEING DESCRIBED AS FOLLOWS: BEGINNING AT A FENCE POST BEING LOCATED 876.70 FT N 00°04'56" W AND 29.46 FT S 89°55'04" W FROM THE MONUMENTED SE CORNER OF SAID SECTION 15 (SAID POINT BEING ON THE WEST R/W LINE OF 1200 WEST STREET AND SAID SE CORNER HAVING RECORD LAMBERT STATE PLANE COORDINATES OF N = 3709978.5617 E = 1491232.2959 U.S. FT UTAH NORTH ZONE). THENCE N 89°29'55" W 2640 FT TO THE NORTH-SOUTH QUARTER SECTION LINE, SAID POINT BEING EVIDENCED BY AN EXISTING FENCE POST; N 00°16'57" E 498.90 FT, ALONG OR NEAR AN EXISTING FENCE LINE TO A FENCE POST; S 89°30'03" E 2640.00 FT ALONG OR NEAR AN EXISTING FENCE LINE, TO A FENCE POST REPRESENTING THE WEST R/W LINE OF 1200 WEST STREET; S 00°16'57" W 499.00 FT, ALONG THE WEST BOUNDARY OF SAID 1200 WEST STREET AS DESCRIBED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 297293 BK 1143, PG 1192 ON 11/30/2010, TO THE POINT OF BEGINNING.

The amount demanded hereby is \$43,938.60 the total amount of material and/or labor, owing to the undersigned on the above described property. Ridgeview Homes, LLC, Civil and soil engineering, site preparation work. A contract was entered into between TNU Properties, LLC and Ridgeview Homes, LLC in December, 2019. Lien Claimant first provided work on or around December 14th, 2019. The unpaid portion of the work and materials is now due and owing to Ridgeview Homes, LLC, which entitles the undersigned to payment of \$43,938.60, together with interest, lien filing costs, court costs, and attorney fees, if applicable, for which demand the undersigned holds and claims a lien by virtue of the provisions of Chapter 1a, Title 38, Utah Code (1953). The Lien Claimant is identified as, **Ridgeview Homes, LLC**, P.O. Box 46, Huntsville, UT 84317.

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

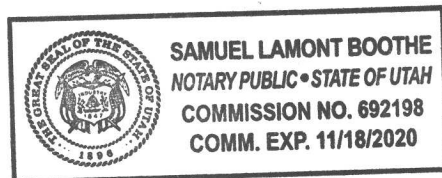
civil action being maintained to recover monies owed for "qualified services" performed or provided by suppliers and subcontractors as part of this contract, if either section (1) or (2) is met: (1)(a) the owner entered into a written contract with an original contractor, a factory built housing retailer, 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

IN WITNESS THEREOF, the Undersigned Company has caused the document to be executed by its duly authorized agent the 24 day of February, 2020.

By 
Authorized Agent for
Ridgeview Homes, LLC.

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

Chad Roberts being first duly sworn, says that they are the Authorized Agent of Ridgeview Homes, LLC, the claimant in the foregoing Notice of Construction Lien, and that they have read said notice and know the contents thereof, and that the same is true of their own knowledge and executes the same on behalf of said company. Subscribed and sworn to before me this 24 day of February, 2020.




NOTARY PUBLIC