3099945 BK 7039 PG 338

RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/19/2018 11:39:00 AM
FEE \$10.00 Pgs: 1
DEP eCASH REC'D FOR OLSEN SKOUBYE & N

WHEN RECORDED RETURN TO:

RLS CONSTRUCTION, LLC dba SQUIRES CONSTRUCTION 668 NORTH 1250 WEST CENTERVILLE, UTAH 84014 (801) 299-0121

## NOTICE OF CONSTRUCTION LIEN

RLS CONSTRUCTION, LLC dba SQUIRES CONSTRUCTION, 668 NORTH 1250 WEST, CENTERVILLE, UTAH 84014 (801) 299-0121, lien claimant, through it's 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 DEERWOOD PROPERTIES UTAH LLC and located at approximately EMERGENCY ESSENTIALS, 150 N FRONTAGE RD aka 254 N MARKETPLACE DRIVE, CENTERVILLE CITY, DAVIS County, Utah and more particularly described as follows:

LEGAL: ALL OF LOT 9, CENTERVILLE MARKETPLACE SUB. CONTAINS 4.47 ACRES

PARCEL: 02-161-0009

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The lien claimant claims a lien upon the above described property for amounts owing for furnishing TENANT IMPROVEMENTS in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid services to EMERGENCY ESSENTIAL, 653 N 1500 WEST, OREM, UTAH 84057. There is currently believed to be owed \$35,972.00, which principal amount could change, should additional credits or charges be discovered. RLS CONSTRUCTION, LLC dba SQUIRES CONSTRUCTION furnished the first said TENANT IMPROVEMENTS on JANUARY 26, 2018, and the last services were furnished on MAY 18, 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 attorneys 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 <a href="https://www.dopl.utah.gov/rlrf">www.dopl.utah.gov/rlrf</a>.

Dated 19 June, 2018.

Copy sent to owner of record via Certified Mail # 7015 1660 0000 6476 7271

RLS CONSTRUCTION, LLC dba SQUIRES CONSTRUCTION, claimant By limited agent. Lien Utah LLC dba Financial Management Services.

By: MILIXI Francisen

STATE OF UTAH

; ss..

COUNTY OF SALT LAKE )

On June 19, 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.

NOTARY PUBLIC, Residing in Salt Lake County, UT

