

WHEN RECORDED RETURN TO:
SMITH KNOWLES, P.C.
2225 Washington Blvd., Suite 200
Ogden, UT 84401



W3178508

E# 3178508 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
25-Aug-21 1024 AM FEE \$40.00 DEP PCV
REC FOR: SMITH KNOWLES PC
ELECTRONICALLY RECORDED

NOTICE OF ATTORNEY'S LIEN

The law firm of SMITH KNOWLES, P.C., pursuant to Utah Code §38-2-7, hereby submits this Notice of Attorney's Lien as follows:

1. **Lien Claimant:** The law firm of Smith Knowles, P.C., Attorneys, David L. Knowles and Kenyon D. Dove ("Attorney"), 2225 Washington Blvd., Ste. 200, Ogden, Utah 84401, Phone: 801-476-0303.
2. **Client Who is the Owner of the Property Subject to the Lien:** Cortney Valentine, CNV Investments, LLC, and CC&A of Utah, Inc.
3. **Description of Lien:** *David L. Knowles portion:* From August 17, 2021, through present, the law firm of SMITH KNOWLES, P.C. performed legal services for Client(s) per agreement between Smith Knowles, P.C. and the Client(s). *Kenyon D. Dove portion:* From August 10, 2016, through present, the law firm of SMITH KNOWLES, P.C. performed legal services for Client in connection with an eviction matter in 2016, settlement of various debts and obligations, some of which were connected to the real property listed herein, resulting in a security interest in the property described below.
4. **Amount of Lien:** *David L. Knowles portion:* \$3,000.00 as of August 17, 2021, plus after-accruing fees, costs and interest per agreement between Smith Knowles, P.C. and the Client(s). *Kenyon D. Dove portion:* \$14,114.90 as of June 3, 2021, after-accruing fees, costs and interest per agreement between Smith Knowles, P.C. and the Client(s). (Interest incurred only in the event the principal is not paid per the agreement between Smith Knowles, P.C. and the Client(s)).
5. **Description of Property Subject to Lien:** The property which is the subject of this lien ("Property") is that parcel of real property purportedly located at 2023 Wall Ave., Ogden, in Weber County, State of Utah and more particularly described as follows:

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, NEVADA

ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH.

EXCEPTED, HOWEVER, THOSE PORTIONS THEREOF CONDEMNED IN FEE SIMPLE BY UTAH STATE ROAD COMMISSION FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED IN BOOK 1090 OF RECORDS, PAGE 365.

ALSO LESS AND EXCEPTING: PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING WALL AVENUE, OGDEN, KNOWN AS PROJECT NO. F-0204(15)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN WEBER COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT LIES 478.39 FEET NORTH 00D58'00" EAST ALONG THE MONUMENT LINE AND 40.00 FEET NORTH 89D02'00" WEST FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 21ST STREET; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID ENTIRE TRACT NORTH 89D00'55" WEST 4.93 FEET; THENCE NORTH 00D51'48" EAST 115.11 FEET; THENCE NORTH 04D54'39" WEST 15.71 FEET TO A POINT 46.75 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+09.12; THENCE NORTH 10D12'41" WEST 8.02 FEET; THENCE NORTH 03D17'09" WEST 9.44 FEET; THENCE NORTH 00D58'59" EAST 28.78 FEET; TO A POINT 48.99 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+55.19; THENCE NORTH 08D05'33" EAST 16.06 FEET; THENCE NORTH 46D51'12" WEST 50.59 FEET TO THE NORTHERLY LINE OF SAID ENTIRE TRACT AND SOUTHERLY RIGHT OF WAY LINE OF 20TH STREET, SAID POINT BEING 84.49 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 57+05.09; THENCE ALONG SAID NORTHERLY LINE NORTH 84D27'08" EAST 44.78 FEET TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE EASTERLY LINE OF SAID ENTIRE TRACT AND WESTERLY RIGHT OF WAY LINE OF WALL AVENUE SOUTH 00D58'00" WEST 231.78 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2187 SQUARE FEET OR 0.050 ACRE, MORE OR LESS. (E# 3164593)

Parcel No./Tax ID: 03-014-0009

6. **Verified Facts:**

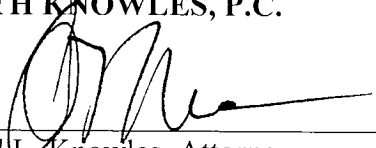
- a. The Property is the subject of the legal work performed by Attorney for the Client.
- b. Attorney and Client have a written agreement granting a lien upon the Property for legal work yet to be performed.

7. **Date of Service:** Attorney David L. Knowles first performed legal services for the Client on or about August 17, 2021. Attorney Kenyon D. Dove first performed legal services for the Client on or about August 10, 2016.

8. **Non-expiration of Lien:** Smith Knowles, P.C.'s rights hereunder shall not be diminished, and the Notice of Lien shall not be extinguished by a Quit-Claim Deed from any party and shall continue until Smith Knowles, P.c. files and records a Notice of Release or Satisfaction of Lien associated amounts referred to herein, plus interest thereon at 12% per annum.

DATED this 25 day of August, 2021.

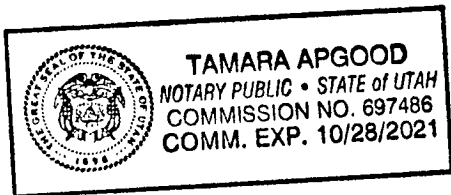
SMITH KNOWLES, P.C.



David L. Knowles, Attorney

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 25th day of August, 2021, personally appeared before me David L. Knowles, the signer of the above instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC