

WHEN RECORDED RETURN TO:
UTAH DESIGN CENTER, LLC
1971 W PARKWAY BLVD
SALT LAKE CITY, UT 84119
(385) 722-9096

ENT 126905 : 2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Dec 22 03:53 PM FEE 40.00 BY MC
RECORDED FOR Lien Utah LLC
ELECTRONICALLY RECORDED

NOTICE OF CONSTRUCTION LIEN

UTAH DESIGN CENTER, LLC, 1971 W PARKWAY BLVD SALT LAKE CITY, UT 84119, (385) 722-9096, lien claimant, through its limited recording agent, Lien Utah LLC, 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 LION HOMES LLC AND/OR TENANT and located at approximately 792 S 350 E, Lehi, Utah County, Utah and more particularly described as follows:

LEGAL: LOT 101, MADISON MEADOWS WEST SUB AREA 0.323 AC.
PARCEL NO. 67:131:0101

The lien claimant claims a lien upon the above described property for amounts owing for furnishing and installing flooring, tile, and laminate in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid materials, equipment, or services to Lion Homes, 1780 W 700 N, Suite 40, Lindon UT 84042. There is currently believed to be owed \$17,319.00, which principal amount could change, should additional credits or charges be discovered. UTAH DESIGN CENTER, LLC furnished the first said materials, equipment, or services on November 23, 2022, and the last materials, equipment, or services were furnished on December 20, 2022. If the lien claimant prevails on the enforcement of this lien, the claimant will also be seeking recovery of its lien filing fee of \$195.00, 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/rlrf.

Dated December 21, 2022.

Copy sent to owner of record via Certified Mail #7020 1290 0000 4935 3120

UTAH DESIGN CENTER, LLC claimant
By limited agent, Lien Utah LLC.

By: 
MELISSA NECAISE

STATE OF UTAH)

: ss..

COUNTY OF SALT LAKE)

On December 21, 2022, being duly subscribed and sworn and appeared before me, MELISSA NECAISE, who said she is an agent authorized to execute liens on behalf of Lien Utah LLC, 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

