

Mail Recorded Return To:  
Dutson Builders, Inc.  
2265 S. 1300 W., Ste. C  
West Valley City, Utah 84119

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08/30/2023 04:41 PM By: avice Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: DUTSON BUILDERS INC  
2265 S 1300 W STE C WVC, UT 84119



Parcel ID No.: 27-31-376-003

## PARTIAL RELEASE OF NOTICE OF LIENS AND LIS PENDENS

Dutson Builders, Inc., a Utah corporation, ("Dutson"), caused that certain Notice of Construction Lien to be recorded with the Salt Lake County Recorder on February 3, 2023 as Entry No. 14069073, that certain Amended Notice of Construction Lien to be recorded with the Salt Lake County Recorder on April 12, 2023 as Entry No. 14093141, that certain Amended Notice of Construction Lien to be recorded with the Salt Lake County Recorder on April 21, 2023 as Entry No. 14096714, and that certain Amended Notice of Construction Lien to be recorded with the Salt Lake County Recorder on June 14, 2023 as Entry No. 14117759 (the "Construction Liens"). Dutson then caused that certain Lis Pendens to be recorded with the Salt Lake County Recorder on June 26, 2023 as Entry No. 14121542 (the "Lis Pendens") in connection with Case No. 230904548 in the Third Judicial District Court, Salt Lake County, State of Utah (the "Lawsuit").

Dutson included certain real property (the "Property") located in the Southeast quarter of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah in its Construction Liens, Lis Pendens, and Lawsuit more particularly described as follows:

Beginning at a point being on the East line of that certain Special Warranty Deed recorded January 16, 2019 as Entry No. ~~12520129~~ 12520129 in Book 10746 at Page 2826 in the office of the Salt Lake County Recorder, said point also being South 89°33'36" East 238.31 feet, along the section line, and North 00°26'24" East 1148.16 feet from the South quarter corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 20°31'57" West 91.30 feet; thence Northerly 29.27 feet along the arc of a 112.00 foot radius curve to the right, through a central angle of 14°58'32", (chord bears North 13°02'41" West 29.19 feet); thence Northerly 25.11 feet along the arc of a 30.00 foot radius curve to the right, through a central angle of 47°57'03", (chord bears North 18°25'07" East 24.38 feet) to the South line of 13200 South Street; thence along said South line, South 89°25'15" East 39.52 feet to the aforesaid East line of that Special Warranty Deed; thence along said East line, the following three (3) courses: (1) Southwesterly 24.18 feet along the arc of a 29.50 foot radius curve to the left, through a central angle of 46°57'13", (chord bears South 23°59'12" West 23.50 feet); (2) South 00°30'35" West 90.73 feet; and (3) Southerly 24.56 feet along the arc of a 153.00 foot radius curve to the left, through a central angle of 09°11'48", (chord bears South 04°05'19" East 24.53 feet) to the point of beginning.

Basis of Bearing being South 89°33'36" East between the South quarter corner and the Southeast corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Dutson hereby releases and terminates, with prejudice, the Construction Liens and Lis Pendens only as to the Property and any other liens, rights, or interests Dutson may have in and to the Property. All

claims related to other property listed in the Construction Liens, Lis Pendens, and Lawsuit remain in force.

Dated August 30, 2023.

**Dutson Builders, Inc.**  
a Utah corporation

By:   
Name: Ryan Carter  
Its: President

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 30<sup>th</sup> day of August 2023, personally appeared before me Ryan Carter the signer of the above instrument, who duly acknowledged to me that he executed the same as President on behalf of Dutson Builders, Inc., a Utah corporation.

  
Notary Public

