

Electronically Recorded by:
Darwin H. Bingham, Esq.
Scalley Reading Bates
Hansen & Rasmussen, P.C.
15 West South Temple, Suite 600
Salt Lake City, Utah 84101
(801) 531-7870

NOTICE OF CONSTRUCTION LIEN

Notice is hereby given that Oncor, LLC dba Utah Disaster Kleenup (“Claimant”), which may be contacted at 13081 Minuteman Drive, Draper, Utah 84020 (801) 553-1010, claims a construction lien pursuant to Utah Code Annotated § 38-1a-101, *et seq.* as follows:

1. Claimant provided labor, materials or equipment upon and in connection with the improvement of certain real property located in Salt Lake County at approximately 8940 South Alpen Way, Cottonwood Heights, Utah, being more particularly described as follows:

LOT 8, GOLDEN HILLS SUBDIVISION NO. 14, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 79-9 AT PAGE 142.

Parcel No. 28-01-156-014-0000

2. To the best of Claimant’s knowledge, the owner of the subject parcel of real property is Lee Anne Walker aka L.A. Walker.

3. There is due and owing to Claimant the sum of \$96,129.29, for the labor, materials and/or equipment provided by Claimant, together with interest at the contract or statutory rate, attorney’s fees and costs.

4. The labor, materials or equipment for which claim is made was provided to or at the request of Lee Anne Walker aka L.A. Walker.

5. Claimant first furnished labor, materials or equipment on or about July 18, 2022, and last furnished labor, materials or equipment on or about April 23, 2023.

6. PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Sections 38-1a-502 and/or 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, if either section (1) or (2) below are met:

(1)(a) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer;

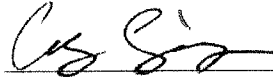
(b) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed; and

(c) the owner paid in full the original contractor, factory built housing retailer, or real estate developer or their successors or assigns 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.

DATED this 18 day of October, 2023.

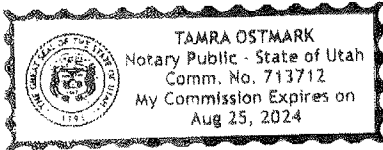
ONCOR, LLC dba UTAH DISASTER KLEENUP



Craig Lewis, Accounts Receivable Manager

STATE OF UTAH)
)
) :ss
)
COUNTY OF SALT LAKE)

Before me this 18 day of October, 2023, Craig Lewis, personally appeared before me and stated and swore under oath he is an Accounts Receivable Manager of Oncor, LLC dba Utah Disaster Kleenup, the Claimant in the foregoing Notice of Construction Lien; that he has read the notice and knows the contents; that the notice is true of his own knowledge; and that he is authorized to sign the foregoing notice on behalf of the Claimant for its stated purpose.


NOTARY PUBLIC

CERTIFICATE OF MAILING

I certify I mailed a copy of the foregoing NOTICE OF CONSTRUCTION LIEN by certified mail, return receipt requested, to the following, on this 20 day of October, 2023.

Lee Anne Walker aka L.A. Walker
8940 South Alpen Way
Cottonwood Heights, Utah 84121

CERTIFIED NO. 9214890194038334713050

C. Peterson