14326341 B: 11539 P: 6130 Total Pages: 1 12/17/2024 03:59 PM By: BGORDON Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: LIEN UTAH LLC PO BOX 171053SALT LAKE CITY, UT 84117

WHEN RECORDED RETURN TO:

Brian Barwick 2484 Eldorado Dr Springville, UT 84663 801-916-4586

## NOTICE OF CONSTRUCTION LIEN

Brian Barwick, 2484 Eldorado Dr, Springville, UT 84663, 801-916-4586, 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 MICHAEL CHALLINGER AND/OR TENANT and located at approximately 4362 S SPRUCE CIR, MILLCREEK, SALT LAKE County, Utah and more particularly described as follows:

LEGAL: LOT 325 MT OLYMPUS HILLS NO 3 6126-244 6126-0245 PARCEL NO. 22-01-156-015-0000

The lien claimant claims a lien upon the above-described property for amounts owing for furnishing HVAC service work on 9 evaporator coils and 3 condenser heat pumps in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid materials, equipment, or services to Micheal Challenger, 4362 South Spruce Circle Millcreek UT 84124. There is currently believed to be owed \$ 953.00, which principal amount could change, should additional credits or charges be discovered. Brian Barwick furnished the first said materials, equipment, or services on December 5, 2024, and the last materials, equipment, or services were furnished on December 5, 2024. If the lien claimant prevails on the enforcement of this lien, the claimant will also be seeking recovery of its lien filling 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 propedy 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/rinf">www.dopl.utah.gov/rinf</a>.

Dated December 17, 2024.

Copy sent to owner of record via Certified Mail #9589 0710 5270 0416 8092 49

Brian Barwick claimant By limited agent, Lien Utah LLC,

By: VV > Lixi Frandsen

STATE OF UTAH

: SS..

COUNTY OF SALT LAKE )

On December 17,2024, being duly subscribed and swom and appeared before me, Lixi Frandsen, 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 Sall Lake County, UT

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MELISSA NECAISE
NOTARY PUBLIC STATE OF UTAH
COMMISSION # 733244
Comm. Expires: 09-18-2027