

Parcel No. W-SFWB-4-96

When recorded, mail to:
Chad J. Utley
Snow Caldwell Beckstrom & Wilbanks
253 W. St. George Blvd, Suite 100
St. George, UT 84770

MECHANIC'S LIEN

NOTICE IS HEREBY GIVEN that Master Plumbing Systems, 1284 West 1130 North #3C, St. George, UT 84770, telephone number (435) 574-1763 ("Claimant") hereby claims a lien pursuant to UCA §§38-1a-5, et seq., upon the real property described hereinafter. Claimant's lien is based upon the following:

1. Claimant provided labor, materials and supplies upon and in connection with the improvement of certain real property located in Washington County, Utah bearing the physical address of 1227 E. High Ridge Dr, Washington, Utah, and is more particularly described as follows:

LOT 96, SILVER FALLS @ WASHINGTON BENCH, PHASE 4, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah.

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2. To the best of Claimant's knowledge Jeff Smith Construction, LLC is the reputed and record owner of the real property described above.
3. Claimant furnished materials and supplies to Jeff Smith Construction, LLC pursuant to the contract between Jeff Smith Construction, LLC and Claimant.
4. There is due and owing to Claimant the sum which is ongoing and untabulated but which approximates and exceeds \$3,068.45 for the labor, supplies and materials it provided plus interest accruing, attorney fees and costs ("Claim"). Claimant hereby demands full payment of this Claim amount plus interest, costs and attorney fees.
5. Claimant furnished the first materials, labor and/or supplies on or about August 31, 2022 and furnished the last materials, labor and/or supplies on or about June 5, 2023.
6. Claimant filed its Preliminary Notice on August 31, 2022.

Pursuant to UCA §38-11-107, the following statutory provisions are required to be part of this lien regarding how an owner or other qualified person can force the lienholder to remove this Notice of Mechanics Lien from this property:

UCA §38-11-107

(1)(a) A person qualified to file a lien upon an owner-occupied residence and the real property associated with that residence under Chapter 1a, Preconstruction and Construction Liens, who provides qualified services under an agreement, other than directly with the owner, is barred from maintaining a lien upon that residence and real property or recovering a judgment in any civil action against the owner or the owner-occupied residence to recover money owed for

qualified services provided by that person if:

- (i) an owner meets the conditions described in Subsections 38-11-204(4)(a) and (b); or
- (ii)
 - (A) a subsequent owner purchases a residence from an owner;
 - (B) the subsequent owner who purchased the residence under Subsection (1)(a)(ii)(A) occupies the residence as a primary or secondary residence within 180 days from the date of transfer or the residence is occupied by the subsequent owner's tenant or lessee as a primary or secondary residence within 180 days from the date of transfer; and
 - (C) the owner from whom the subsequent owner purchased the residence met the conditions described in Subsections 38-11-204(4)(a) and (b).

DATED this 4th day of August, 2023.

Snow Caldwell Beckstrom & Wilbanks, PLLC

By: _____

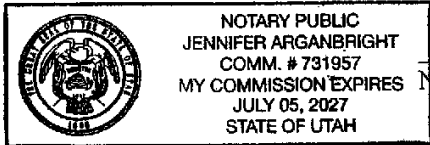
Chad J. Utley
Attorney for Master Plumbing Systems

State of Utah)

: ss.

County of Washington)

Subscribed and sworn to before me on this 4th day of August, 2023, by Chad J. Utley, as the attorney for Master Plumbing Systems for its stated purposes.



Notary Public
