



W3295659

E# 3295659 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
23-Aug-23 0442 PM FEE \$40.00 DEP CF
REC FOR: LIEN UTAH LLC
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:
TURNKEY INTERIORS LLC
75 West Senior Way
South Salt Lake UT 84115
801-972-2140

NOTICE OF CONSTRUCTION LIEN

TURNKEY INTERIORS LLC, 75 West Senior Way, South Salt Lake UT 84115, 801-972-2140, 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 W SQUARED PROPERTY LLC AND/OR TENANT and located at approximately 638 23rd Street, Ogden, Weber County, Utah and more particularly described as follows:

LEGAL: COMMENCING AT THE CENTER LINE OF MADISON AVENUE AND 23RD STREET, THENCE NORTH 89D00'33" WEST 49.50 FEET COINCIDENT WITH THE CENTER LINE OF 23RD STREET, THENCE NORTH 01D00'26" EAST 49.50 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 42, THENCE NORTH 89D00'33" WEST 264.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 42, PLAT A, OGDEN CITY SURVEY AND THE TRUE POINT OF BEGINNING. THENCE NORTH 89D00'33" WEST 121.88 FEET COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF SAID 23RD STREET TO A POINT 10.50 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 01D01'02" EAST 122.00 FEET, THENCE SOUTH 89D00'33" EAST 29.00 FEET, THENCE NORTH 01D01'02" EAST 43.00 FEET, THENCE SOUTH 89D00'33" EAST 92.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3, THENCE SOUTH 01D00'50" WEST 165.00 FEET COINCIDENT WITH SAID EAST LINE TO THE POINT OF BEGINNING. AREA = 0.43 ACRES.

PARCEL NO. 01-036-0069

The lien claimant claims a lien upon the above-described property for amounts owing for furnishing frame, door, hardware, finish carpentry, and bath accessories in connection with the improvement of said real property. The lien claimant was employed by or furnished the aforesaid materials, equipment, or services to Maker's Line, 537 W. 600 South, Ste 400, Salt Lake City, UT 84101. There is currently believed to be owed \$30,030.98, which principal amount could change, should additional credits or charges be discovered. TURNKEY INTERIORS LLC furnished the first said materials, equipment, or services on October 1, 2022, and the last materials, equipment, or services were furnished on June 9, 2023. 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/rfrf.

Dated August 22, 2023.

Copy sent to owner of record via Certified Mail #9589 0710 5270 0838 3951 77

TURNKEY INTERIORS LLC claimant
By limited agent, Lien Utah LLC,

By: Melissa Necaise
MELISSA NECAISE

STATE OF UTAH)

: ss..

COUNTY OF SALT LAKE)

On August 22, 2023, 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.

Alixia Frandsen
NOTARY PUBLIC, Residing in Salt Lake County, UT

