

Recording Requested by:  
Ferguson Fire & Fabrication, Inc.  
235 N Joy St  
Corona, California 92879

3514868  
BK 8175 PG 446

E 3514868 B 8175 P 446-447  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/19/2023 1:14:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR ZLIEN

Please Return To:  
Ferguson Fire & Fabrication, Inc.  
c/o Mail Center  
9450 SW Gemini Dr #7790  
Beaverton, Oregon 97008-7105  
Reference ID: G3RL44Y7QYJD

SPACE ABOVE FOR RECORDER'S USE

**PARCEL NUMBER: 119000102**

**NOTICE OF CONSTRUCTION SERVICE LIEN**  
**Utah Code § 38-1a-502**

**The Claimant:**  
Ferguson Fire & Fabrication, Inc.  
235 N Joy St  
Corona, California 92879

The **Property** to be charged with the lien:  
State of Utah  
County: Davis County

**The Property Owner:**  
C.W URBAN  
1222 LEGACY CROSSING BLVD  
CENTERVILLE, UT 84014  
Cw The Clara Qozb LLC  
3575 Charleston Ln  
Idaho Falls, ID 83404

**Municipal Address:**  
585 S MAIN ST  
LAYTON, Utah 84041

**Legal Property Description:**  
Property located at the municipal address of 585 S MAIN ST, LAYTON, UT 84041. In the county of Davis County. Parcel ID: 119000102. Briefly described as ALL OF LOT 102, DANSIE MARKET SUBDIVISION. CONT. 1.50000 ACRES. Municipality / Township of LAYTON.

The Party Who Hired The Claimant ("**Hiring Party**"):  
AAA FIRE SAFETY & ALARM INC  
377 N MARSHALL WAY #9  
LAYTON, UT 84041

Services / Materials Provided ("**Services**"):  
Fire Sprinklers / Pipe / Valves / Fittings

**Claimant First Furnished Labor and/or Materials on:** August 18, 2022

**Claimant Last Furnished Labor or Materials on:** December 16, 2022

**Amount of Claim / Total Balance Due:** \$38,260.82

**IMPORTANT INFORMATION ON THE FOLLOWING PAGE(S)**

Notice is hereby given that **Claimant** hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1-1 et seq., upon the **Property** described above. In support of this lien, the following information is being submitted:

The **Property** being liened is identified above as the **Property**;

The owner or reputed owner of the **Property** is above-identified as the **Property Owner**;

The name and address of the party making this claim of lien is above-identified as the **Claimant**. The **Claimant** is the party who actually furnished the materials, labor, services, equipment, or other construction work for which this lien is claimed. These services and/or materials are above-described as the **Services**. These **Services** were furnished to the **Property**, and incorporated therein;

The **Claimant** was hired by the above-identified **Hiring Party**;

The above-identified **Amount of Claim** is the total balance due to the **Claimant** at the time of the filing of this Claim of Construction Lien. This is a true statement of the Claimant's demand after deducting all just credits and offsets.

**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/rlrf](http://www.dopl.utah.gov/rlrf).

**SIGNATURE OF CLAIMANT, AND VERIFICATION**

State of Texas County of Kaufman

I, Terris May, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the Claimant named herein, or a party authorized and appointed for the purposes of signing this Notice of Claim of Lien, that I have read the foregoing Notice of Claim of Lien, know the contents thereof, have been provided and thereby or otherwise have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.

*Terris May*

Claimant, Ferguson Fire & Fabrication, Inc. Signed by:

Print Name: Terris May Title: Market Credit Manager  
Dated: 01/19/2023

On 01/19/2023, before me, undersigned Notary, personally came and appeared, Terris May, who is known to me or whose identity was sufficiently proved and who is an authorized limited agent of Claimant, and acknowledged that this instrument is the free and voluntary act of and deed of said company, and on oath stated that s/he is authorized to execute said instrument.

*Rickey Williams*  
Notary Public State of Texas Rickey Williams II  
My commission expires: 04/23/2023  
NOTARY ID#131984664

