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WHEN RECORDED, RETURN TO:
Daniel L. Day
Attorney for Peterson Plumbing Supply
9571 South 700 East, Suite 104
Sandy, Utah 84070



ENT 68563-2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 18 09:53 AM FEE 40.00 BY AC
RECORDED FOR DAY, DANIEL

NOTICE OF CLAIM OF CONSTRUCTION LIEN

Notice is hereby given that Peterson Plumbing Supply (hereinafter referred to as "Claimant"), a Utah corporation with a mailing address of 90 North 600 East, Richfield, Utah and whose telephone number is (435) 896-8231, hereby claims a lien under Utah Code §§ 38-1a-101 *et seq.* upon the property described herein.

Claimant's lien is based upon the following:

1. The Claimant provided materials upon and in connection with the improvement of certain real property in Utah County, Utah described as follows:

LOT 9102 HOLBROOK FARMS PLAT 1, according to the official plat thereof on file in the office of the Utah County Recorder recorded June 14, 2021 as entry no. 108301:2021.

Parcel No. 68:013:9102.

2. To the best of Claimant's knowledge, Unified Business Alliance, LLC is the reputed or record owner of the property described above.

3. The labor, materials or equipment for which demand and claim is made were provided to or at the request of Arnim Way d.b.a Fluid, LLC or Fluid MEP, LLC or Fluid Fire, LLC.

4. The Claimant first furnished materials on March 1, 2023 and last furnished materials on July 31, 2023.

5. There is due and owing to Claimant the principal amount of \$9,890.12, plus lien preparation and recording costs, accruing interest, and attorney fees for which Claimant holds and claims a lien.

6. 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 <https://dopl.utah.gov/rlrf/>.

DATED this 10th day of October, 2023.

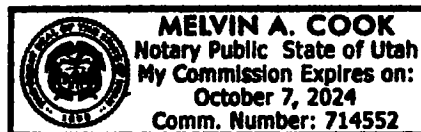
Peterson Plumbing Supply, a Utah Corporation

By: *Daniel L. Day*
Daniel L. Day, Its Attorney and
Duly Authorized Agent

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On the 10th day of October, 2023, personally appeared before me Daniel L. Day who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and being duly sworn, did say that he is authorized to sign the above and foregoing instrument and acknowledged to me that he executed the same.

Melvin A. Cook
NOTARY PUBLIC



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