

NOTICE OF WRONGFUL LIEN

To: _____

YOU ARE HEREBY NOTIFIED, that you have recorded a WRONGFUL LIEN against the real property described below, situated in _____ County, State of Utah. The legal description is:

The street address of the property is: _____

YOU ARE HEREBY REQUIRED to cause the release of said wrongful lien within the period of TWENTY (20) DAYS from the date of this Notice.

YOU ARE FURTHER NOTIFIED that if you fail to release said wrongful lien within twenty days from the date of this Notice, you will be liable to the record interest holders for \$1,000.00 or for treble damages, whichever is greater, plus attorney fees and costs, pursuant to the Utah Wrongful Lien Act, UTAH CODE ANN. § 38-9-4.

YOU ARE FURTHER NOTIFIED that if you knew or had reason to know that the document you filed is a wrongful lien, is groundless, or contains a material misstatement or false claim, you will be liable to the record owner of the real property for \$3,000.00 or for treble damages, whichever is greater, plus attorney fees and costs, pursuant to UTAH CODE ANN. § 38-9-4.

YOU ARE FURTHER NOTIFIED that if you intentionally recorded or filed or caused to be recorded or filed the wrongful lien with the county recorder, and at the time of recording or filing, you knowingly had no present, lawful property interest in the above real property and no reasonable basis to believe you had a present, lawful property interest in the real property, you will also be guilty of a THIRD DEGREE FELONY, in accordance with UTAH CODE ANN. § 38-9-5.

DATED this _____ day of _____, 20_____.

Signature

STATE OF UTAH)
 : §
COUNTY OF _____)

On the date of _____, personally appeared before me, _____, the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Notary Public
Residing at: _____
My commission expires: _____