

NOTICE TO OWNER (Preliminary Notice)

8/29/2022

(This is not a Mechanic's Lien. It is a Notice sent for your protection as required by state law.)

TO OWNER OR AGENT:

COTTAGE BUILDER LLC C/O SCOTT, HOMER JR
23 COUNTRY CLUB LN
SHERIDAN, WY 82801-8547

Via Certified Mail: 9414 8118 9956 1292 4991 98

Knecht Home Center - Sheridan is providing Construction Materials to the property described below: PROJECT NAME: 18 Creekside Ln PROPERTY DESCRIPTION: 18 Creekside Ln, Sheridan County: Sheridan; Legal Description: CREEKSIDE CABINS AT THE POWDER HORN LOT 14 (TOTAL SQ FT = 12,140.00)

Knecht Home Center - Sheridan has an order/contract with 44 North Construction LLC for Construction Materials for improvements to the above described property:
44 North Construction LLC
23 COUNTRY CLUB LN
SHERIDAN, WY 82801-8547

The Contractor on this construction project is:
44 North Construction LLC
23 COUNTRY CLUB LN
SHERIDAN, WY 82801-8547
They are being sent a copy of this Notice to Owner.

NOTICE

THE UNDERSIGNED PARTY IS PROVIDING WORK OR MATERIALS TO THE PROPERTY DESCRIBED ABOVE. FAILURE OF THIS PRIME CONTRACTOR OR SUBCONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO W.S. 29-2-101 THROUGH 29-2-110. TO AVOID THIS RESULT, WHEN PAYING FOR LABOR AND MATERIALS YOU MAY ASK THIS PRIME CONTRACTOR OR SUBCONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIALS OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE. A FORM OF LIEN WAIVER IS ATTACHED TO THIS NOTICE.

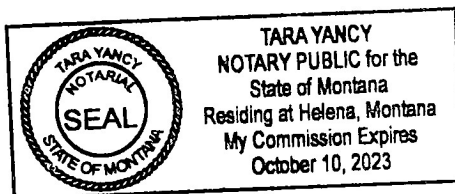
FROM: Carl Schweitzer, Northwest Notice Service, LLC
representing

For: Knecht Home Center - Sheridan
1836 South Sheridan Ave.
Sheridan, WY 82801
307-673-0786

2022-781225 9/1/2022 10:36 AM PAGE: 1 OF 1
FEES: \$12.00 PK NOTICE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2022-781225 NOTICE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
NORTHWEST NOTICE SERVICE LLC P O BOX 1327
HELENA MT 59624



State of Montana, County of Lewis and Clark
This instrument was signed before me on 8/29/2022.
by Carl Schweitzer, Owner Northwest Notice Service, LLC
for Knecht Home Center - Sheridan

Notary Signature