

NOTICE TO OWNER (Preliminary Notice)

10/19/2023

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

TO OWNER OR AGENT:

WARNKE, RANDY J & NICOLE L

35 MAVERICK RD

SHERIDAN, WY 82801-9717

Via Certified Mail: 9414 8118 9956 2030 3983 78

Knecht Home Center - Sheridan is providing Construction Materials and Services to the property described below:

PROJECT NAME: 29 Maverick Rd, Sheridan; County: Sheridan; Legal Description:

T55N R84W SEC 27 PT NENE

Knecht Home Center - Sheridan has an order/contract with J'Dan/LL Builders for Construction Materials and Services for improvements to the above described property:

J'Dan/LL Builders
35 N Scott St
Sheridan, WY 82801

The Contractor on this construction project is:
J'Dan/LL Builders
35 N Scott St
Sheridan, WY 82801
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

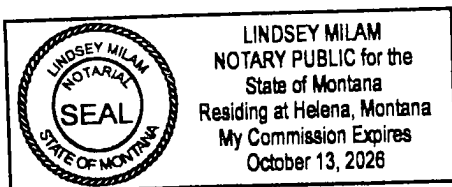
307-673-0786



2023-788375 10/23/2023 10:16 AM PAGE: 1 OF 1
FEES: \$12.00 PK NOTICE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-788375 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 10/19/2023.
by Carl Schweitzer, Owner Northwest Notice Service, LLC
for Knecht Home Center - Sheridan

Notary Signature