

# NOTICE TO OWNER (Preliminary Notice)

2/28/2025

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

TO OWNER OR AGENT:

BAKER, WALTER R & PATRICIA A TRUSTEES BAKER FAMILY REVOCABLE TRUST DTD APR 11 2024

300 ASH CREEK RD

SHERIDAN, WY 82801-9660

Via Certified Mail: 9414 8118 9956 0970 0763 94

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

PROJECT NAME: Lori Baker, PROPERTY ADDRESS: 303 ASH CREEK RD; CITY: Sheridan; COUNTY: Sheridan;

LEGAL DESCRIPTION: (TOTAL ACRES = 120.00) T58N R84W SEC 33 SWNE, N2SE

Knecht Home Center - Sheridan has an order/contract with Dana Prehemo Construction for Construction Services and Materials for improvements to the above-described property:

Dana Prehemo Construction  
PO BOX 448  
RANCHESTER, WY 82839-0448

The Contractor on this construction project is:

Dana Prehemo Construction  
PO BOX 448  
RANCHESTER, WY 82839-0448

*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: Susan E. Rogge, Northwest Notice Service, LLC

Representing:

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

Northwest Notice Service, LLC

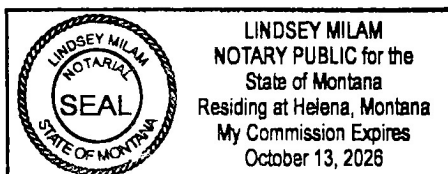
P.O. Box 182

East Helena, MT 59635

406-431-2176



**2025-797652** 3/3/2025 2:04 PM PAGE: 1 OF 1  
FEES: \$12.00 PK NOTICE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



State of Montana, County of Lewis and Clark.

This instrument was signed before me on 2/28/2025 by Susan E. Rogge, Co-owner of Northwest Notice Service, LLC, for Knecht Home Center - Sheridan.

*Lindsey Milam*  
Notary Signature

**NO. 2025-797652 NOTICE**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
NORTHWEST NOTICE SERVICE LLC P O BOX 182  
EAST HELENA MT 59635