

MECHANIC'S NOTICE AND LIEN REGISTRY

Paul D. Pate

Iowa Secretary of State
321 East 12th Street
Des Moines, IA 50319
sos.iowa.gov



POSTED

MNLR #008247-0

11/13/2015 8:56:57 AM

Mechanic's Lien

CLAIMANT POSTING THE MECHANIC'S LIEN

S & W Fence, Inc.

Name

15803 Pacific Street

Mailing address

Omaha

City

Nebraska

State

68118

Postal code

USA

Country

CURRENT PROPERTY OWNER(S)

Sioux City Apartments, Ltd., c/o Corporate Service Company

Name

505 5th Avenue, Suite 729

Mailing address

Des Moines

City

Iowa

State

50309

Postal code

USA

Country

INFORMATION FOR PROPERTY TO BE CHARGED WITH MECHANIC'S LIEN

Woodbury

County

3738 Glen Oaks Boulevard

Street address or location of the property if the street address cannot be reasonably identified

Sioux City

City or nearest city if no street address

IA

State

51104

Postal code

894710376001

Tax parcel identification number

All that part of the Southwest (SW ¼) of the Southwest Quarter (SW ¼) and of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Ten (10), Township Eighty-Nine (89), North, Range Forty-Seven (47) West of the 5th P.M., Sioux City, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of the said SE ¼ of the SW ¼; thence East along the North line thereof for 401.09 feet to the Point of Beginning, thence with an angle to the right of 73°52'10" for 272.92 feet; thence with an angle to the left of 37°46'45" for 203.60 feet; thence with an angle to the right of 74°04'24" for 120.20 feet to a point 10 feet Northerly of the Northwest corner of Lot 8, Pawnee 7th Filing, an Addition to Sioux City, Iowa; thence with an angle to the left of 90°54'43" for 149.9 feet, parallel to the North line of said Lot 8, to the Westerly line of Mohave Drive of said Addition; thence with an angle to the right of 90°00' for 10 feet along said Drive to the Northeast corner of said Lot 8; thence with an angle to the right of 90°00' for 150 feet along the North line of said lot; thence with an angle to the left of 89°05'17" for 56.04 feet along the Westerly line of Lot 8; thence with an angle to the right of 73°24'20" for 534.93 feet to the Easterly line of Glen Oaks Boulevard; thence with an angle to the right of 53°32'38" for 248.05 feet along said Boulevard; thence with an angle to the right of 90°14'15" for 584.90 feet to the Point of Beginning.

Legal description

MECHANIC'S LIEN INFORMATION

3/5/2014

Date materials were first furnished or labor was first performed

3/14/2014

Date materials were last furnished or labor was last performed

\$ 8,227.64

Amount owed to Claimant

ADDITIONAL INFORMATION

Antoniak Construction, Inc.

General Contractor / Owner Builder name

1021 Galvin Road, Suite B, PMB 343

Mailing address

Bellevue

City

Nebraska

State

68005

Postal code

USA

Country

402-934-8300

Telephone

ATTACHMENTS

Mechanic's Lien is appended to the Posted PDF Document.
Statement of Account is appended to the Posted PDF Document.

CERTIFICATION

I certify under penalty of perjury and pursuant to the laws of the state of Iowa that the preceding is true and correct.
Further, I agree to use an electronic signature in lieu of a handwritten signature, and the Secretary of State agrees to accept the electronic signature.

Nicole K. Grifford, Attorney for S & W Fence, Inc.

Electronic Signature

11/13/2015

Date

POSTED BY

McGrath North Mullin & Kratz, PC LLO (Rashal Sanders)

Posted by

MECHANIC'S LIEN

I, the undersigned affiant, attorney of the Claimant, being duly sworn, depose and say that the following statement is true to the best of my knowledge and belief, and is made of my personal knowledge:

On the dates set forth in the Statement of Account attached as Exhibit "A", S&W Fence, Inc. ("Claimant") furnished material and labor for, or performed labor upon, the building or land for improvement, alteration, or repair thereof, situated upon, or being identical with the following legally described property in Woodbury County, Iowa (the "Property"):

All that part of the Southwest (SW ¼) of the Southwest Quarter (SW ¼) and of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Ten (10), Township Eighty-Nine (89), North, Range Forty-Seven (47) West of the 5th P.M., Sioux City, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of the said SE ¼ of the SW ¼; thence East along the North line thereof for 401.09 feet to the Point of Beginning, thence with an angle to the right of 73°52'10" for 272.92 feet; thence with an angle to the left of 37°46'45" for 203.60 feet; thence with an angle to the right of 74°04'24" for 120.20 feet to a point 10 feet Northerly of the Northwest corner of Lot 8, Pawnee 7th Filing, an Addition to Sioux City, Iowa; thence with an angle to the left of 90°54'43" for 149.9 feet, parallel to the North line of said Lot 8, to the Westerly line of Mohave Drive of said Addition; thence with an angle to the right of 90°00' for 10 feet along said Drive to the Northeast corner of said Lot 8; thence with an angle to the right of 90°00' for 150 feet along the North line of said lot; thence with an angle to the left of 89°05'17" for 56.04 feet along the Westerly line of Lot 8; thence with an angle to the right of 73°24'20" for 534.93 feet to the Easterly line of Glen Oaks Boulevard; thence with an angle to the right of 53°32'38" for 248.05 feet along said Boulevard; thence with an angle to the right of 90°14'15" for 584.90 feet to the Point of Beginning.

Said described parcel of land contains 5.42 acres.

The items in Exhibit "A" were furnished pursuant to a contract made with the general contractor Antoniak Construction, Inc. and were furnished by Claimant who is a subcontractor thereunder. These items were furnished beginning March 5, 2014 and ending March 14, 2014, at the respective dates, amounts and prices stated in Exhibit "A", which is a true and just statement of account after allowing all credits.

The name and last known mailing address of the owner of the property is Sioux City Apartments, Ltd., c/o Corporate Service Company, 505 5th Avenue, Suite 729, Des Moines, IA 50309.

The address of the property is 3738 Glen Oaks Boulevard, Sioux City, IA 51104.

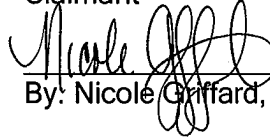
The tax parcel identification number is 894710376001.

There is now due and owing to Claimant the principal sum of \$ 6,402.88 with interest thereon at 18% per annum, for which sum and interest, together with costs and attorney fees as provided by law, Claimant asserts a mechanic's lien against such building, improvement and the property.

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct.

Dated November 12, 2015

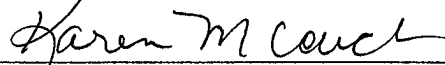
S&W Fence, Inc.
Claimant



By: Nicole Griffard, Attorney for Claimant

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, a notary public qualified in said county on Nov. 12, 2015, personally came Nicole Griffard, attorney for S&W Fence, Inc., known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his/her voluntary act and deed and the voluntary act and deed of such corporation.



Notary Public



After recording, return to:
Nicole Griffard
1601 Dodge Street, Suite 3700
Omaha, NE 68102

VERIFIED STATEMENT OF ACCOUNT

OWNER AND MAILING ADDRESS:

Sioux City Apartments, Ltd.
c/o Corporate Service Company
505 5th Avenue, Suite 729
Des Moines, IA 50309

REAL ESTATE:

3738 Glen Oaks Boulevard
Sioux City, IA 51104 (Located at Parcel ID
894710376001, Legally described as set forth in
Exhibit 1, attached hereto).

CLAIMANT:

S&W Fence, Inc.
15803 Pacific Street.
Omaha, NE 68118

CLAIMANT CONTRACTED WITH:

Antoniak Construction, Inc.
1021 Galvin Road
Suite B, PMB 343
Bellevue, NE 68005

SERVICES OR MATERIALS PROVIDED BY CLAIMANT:

3/5/14: Furnish and install 72" tall galvanized temporary chain link fence in one phase using all panels stands, sandbags, & two 4' man gates.	\$5600.00
3/14/14: Picked up four additional panels.	\$384.00


DATE SERVICES OR MATERIALS FIRST FURNISHED: March 5, 2014.

DATE SERVICES OR MATERIALS LAST FURNISHED: March 14, 2014.

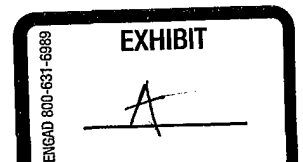
CONTRACT PRICE: \$ 6,402.88

TOTAL AMOUNT DUE ALLOWING FOR ALL CREDITS: \$8,227.64

I, Nicole Griffard, attorney for S&W Fence, Inc., do hereby swear or affirm that the matters alleged and things contained in the above Verified Statement of Account are true and correct to the best of my knowledge, information, and belief.

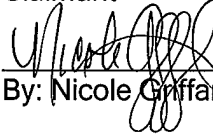


Nicole Griffard, Attorney for S&W Fence, Inc.



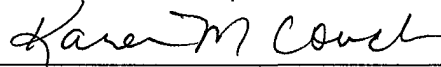
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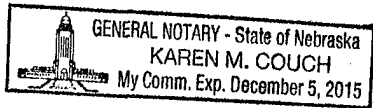

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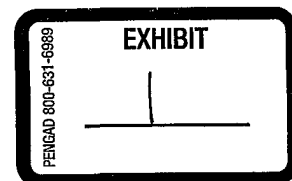
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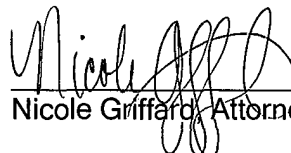
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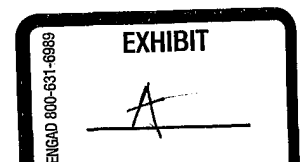
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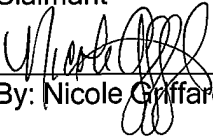


Nicole Griffard, Attorney for S&W Fence, Inc.



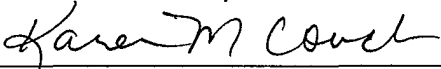
Dated November 12, 2015

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Claimant

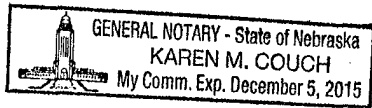

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