

EXHIBIT B

Glenda E. Johnson
11404 So. 5825 West
Payson, Utah 84651
Pro Se Plaintiff

FILED

FEB 10 2020

4TH DISTRICT
STATE OF UTAH
MILLARD COUNTY

JS

**IN THE FOURTH DISTRICT COURT
FOR MILLARD COUNTY, UTAH**

**Glenda E. Johnson
Plaintiff**

COMPLAINT

Jury Demanded

Vs.

200700008

Wings West LC

Defendants

Plaintiff, Glenda E. Johnson, Pro Se Plaintiff, complains of Defendants as follows:

JURISDICTION AND VENUE

1. Plaintiff, Glenda E. Johnson ("plaintiff") is an individual residing in Utah county provided labor and/or materials upon and in connection with the improvement of such property lying and being in MILLARD COUNTY, State of Utah, Whose legal description is as follows: See Exhibit "A". PROPERTY
2. To the best of Plaintiff's knowledge, WINGS WEST, LC is the reputed owner of the property's described above.

3. Plaintiff is due money for labor and/or materials it provided in the amount of \$9,000,000.00, together with interest, costs and attorney's fees.
4. The labor and/or materials for which demand and claim is made was provided to or at the request of INTERNATIONAL AUTOMATED SYSTEMS, INC.
5. The Plaintiff furnished the first labor and/or materials on or about JANUARY, 2004 and furnished the last labor and/or materials on AUGUST 14, 2019
- 6 Therefore, I ask the court to grant the relief indicated in ("3") and/or for close on the property see exhibit ("A") or both. The forgoing is supported by the accompanying Verified Complaint, and I am entitled to the relief requested.
6. I request a jury to decide all matters in the Verified complaint.

The foregoing is true and correct to the best of my knowledge, information and belief and I attest to its accuracy under penalty of perjury.

DATED this 10 day of FEBRUARY, 2020

Glenda E. Johnson, Pro Se

A handwritten signature in cursive script that reads "Glenda E. Johnson". The signature is written in black ink and is positioned above a horizontal dashed line.

00207237

B: 661 P: 444 Fee \$40.00
Connie Hansen, Millard Recorder Page 1 of 4
08/15/2019 02:51:36 PM By JOHNSON, GLENDA E



When recorded, return to:
Glenda E. Johnson
2730 West 4000 South
Oasis, Utah

NOTICE OF LIEN

Notice is hereby given that GLENDA E. JOHNSON (hereinafter referred to as "Claimant") of 2730 West 4000 South, Oasis, Utah, whose telephone number is (801) 369-5951, hereby claims and intends to hold a lien pursuant to Section 38-1-1 et seq. Utah Code Annotated upon the property described hereinafter. Claimant's lien is based upon the following:

1. The Claimant provided labor and/or materials upon and in connection with the improvement of such property lying and being in MILLARD COUNTY, State of Utah, whose legal description is as follows:

See Exhibit "A". 1 PROPERTY
2. To the best of Claimant's knowledge, WINGS WEST, LC is the reputed fee owner of the property's described above.
3. Claimant is due money for labor and/or materials it provided in the amount of \$9,000.000, together with interest, costs and attorney's fees.
4. The labor and/or materials for which demand and claim is made was provided to or at the request of INTERNATIONAL AUTOMATED SYSTEMS, INC.
5. The Claimant furnished the first labor and/or materials on or about JANUARY, 2004 and furnished the last labor and/or materials on AUGUST 14, 2019.



GLENDA E. JOHNSON

Signed: Glenda E. Johnson

STATE OF UTAH)
 ss.
COUNTY OF UTAH)

On the 14 day of August, 2019, personally appeared before me GLENDA E.

JOHNSON, who being first duly sworn did say that she is authorized to sign the above and foregoing instrument and acknowledged to me that she executed the same.



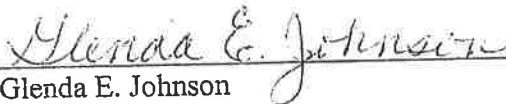


Notary Public

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing **NOTICE OF LIEN** was sent, via Certified Mail, on this 14 day of August, 2019, to:

INTERNATIONAL AUTOMATED SYSTEMS, INC.
c/o Wayne Kline
Receiver for International Automated, Systems, Inc.
P.O. Box 1836
Salt Lake City, UT 84110



Glenda E. Johnson

EXHIBIT "A"

See attached for 1 PROPERTY - Parcel #HD-4658-1 - Account #0180282 *This was IAS property. The receiver (sold it July 19 at auction 2019). The appeal was to be on September 25, 2019. He is jumping the gun in selling off assets before the appeal is heard.*

*Put a mechanic's lien on the property August 14, 2019
Wings West LC bought the property.*

Have all the other 4 ~~parcels~~ parcels of IAS ^{property} attached for reference.

- [SEARCHING](#)
 - [DOCUMENT SEARCH](#)
 - [ACCOUNT SEARCH](#)
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Account 0180282

<u>Location</u>	<u>Owner</u>	<u>Value</u>
City	Name WINGS WEST LC	Market (2019) \$149,350
Parcel Number HD-4658-1	3807 W MYERS LANE	Taxable \$149,350
Legal N1/2 NW1/4 SEC 11, T17S, R8W, SLM. LESS SW COR NW1/4 NW1/4 SEC 11, N 0°48'32" E 234.51 FT ALG SEC LN, N 78°41'15" E 680 FT, S 03°07'08" W 378.38 FT TO S BDRY SD NW1/4 NW1/4, N 89°07'23" W 649.59 FT ALG SD S BDRY TO BEG.	RIVERTON, UT 84065-8014	Tax Area: 13 Tax Rate: 0.011516
		Type Actual Assessed Acres
		03A \$18,850 \$18,850 75.400
		13F \$130,500 \$130,500 0.000

Acres 75.40

Account Number 0180282

Parent Parcels HD-4658

Tax District 13 - HINCKLEY DESERET
CEMETERY

New Account Tax Year

Child Parcels

Account Number

Parcel Number

Transfers

Doc Description

[W/ Deed](#)

[Quit Claim Deed](#)

[Deed](#)

Tax

Images

Tax Year	Taxes	• Photo
*2019	\$1,730.41	
2018	\$1,656.69	

* Estimated

PLEASE SEE IMPORTANT EXPLANATIONS & INSTRUCTIONS ON REVERSE SIDE

NOTICE OF PROPERTY VALUATION AND TAX CHANGES

2017

PARCEL NUMBER	PARCEL NUMBER	ACRES	TAX AREA
0180282	HD-4658-1	75.40	13

BONNIE L GEHRE
MILLARD COUNTY AUDITOR
50 S. MAIN ST.
FILLMORE, UT 84631

DESCRIPTION - FOR TAX ID ONLY
N1/2 NW1/4 SEC 11, T17S, R8W, SLM. LESS SW COR NW1/4 NW1/4 SEC 11, N 0°48'32" E 234.51 FT ALG SEC LN, N 78°41'15" E 680 FT, S 03°07'08" W 378.38 FT TO S BDRY...

MAILING ADDRESS

PROPERTY ADDRESS

000212 5-DIGIT 84624 *****
INTERNATIONAL AUTOMATED SYSTEMS
2730 W 4000 S
DELTA, UT 84624-9703

OWNER
INTERNATIONAL AUTOMATED SYSTEMS



Wire Well

*2009 title
1/1/10*

VALUE OF YOUR PROPERTY

PROPERTY TYPE	2016 Market Value	2016 Taxable Value	2017 Market Value	2017 Taxable Value
NON-PRIMARY IMPROVED PROPERTY	146,850	146,850	146,850	146,050
TOTAL PROPERTY VALUE	146,850	146,850	146,850	146,850

TAXING ENTITIES	COMPARE		PROPOSED		CHANGES		BE HEARD			
	2016 TAXES	2017 IF NO INCREASE RATE	2017 PROPOSED TAXES	2017 PROPOSED RATE	CHANGE IN TAX VALUE	%	DATE	TIME	PLACE	
MILLARD SCHOOL DIST	677.71	0.004594	674.63	0.005197	146,850	763.18	88.55 13.100%	8/10/17	6:00 PM	285 E 450 N Delta, UT 84624
COUNTY GENERAL FUND	486.07	0.003312	486.37	0.003312	146,850	486.37	0.00 0.000%			
State Basic School Levy	245.97	0.001568	230.26	0.001568	146,850	230.26	0.00 0.000%			
MOSQUITO ABATEMENT	68.29	0.000492	72.25	0.000492	146,850	72.25	0.00 0.000%			
HINCKLEY-DESERET CEM	58.74	0.000395	58.01	0.000395	146,850	58.01	0.00 0.000%			
COUNTY ASSESS & COLL	55.07	0.000375	55.07	0.000375	146,850	55.07	0.00 0.000%			
FIRE DISTRICT	47.87	0.000326	47.87	0.000326	146,850	47.87	0.00 0.000%			
DRAINAGE DIST #3	21.00	N/A	21.00	N/A	N/A	21.00	0.00 0.000%			
State Charter School Levy	N/A	0.000024	3.52	0.000024	146,850	3.52	0.00 0.000%			
MULTI-CO ASSESS/COLL	1.62	0.000010	1.47	0.000010	146,850	1.47	0.00 0.000%			
TOTALS	1,662.34	0.011096	1,650.45	0.011699	146,850	1,739.00	88.55 5.40%	LAST PROPERTY REVIEW: 2014		

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

The State Charter School Levy is not a new tax. Previously, this rate had been combined with the School District Levy. Per a new legislative requirement, this levy is to be separately stated on the valuation/tax notice.

If you choose to appeal the market value of your property, you must file an application with the County Board of Equalization. For information about the Board of Equalization or to obtain an appeal application, please contact the Millard County Auditor's Office at 50 South Main, Fillmore, Utah 84631 or call (435) 743-5227 or (435) 864-3901. Applications are also available on our website at www.millardcounty.org.

Documentation and/or evidence supporting a differing opinion of market value is required for an appeal. The deadline for submitting an appeal is September 15th. All applications must be received prior to that time.

Please report any changes of address to the Millard County Recorder at (435) 743-6210. If this property has sold, please forward this notice to the new owner.

PLEASE SEE IMPORTANT EXPLANATIONS AND INSTRUCTIONS ON REVERSE SIDE.

THIS DOES NOT INCLUDE TAX DELINQUENT PARCELS THAT ARE IN THE PUBLIC TRUST



12:16:02:120

C2246

ccount View

