

Sabrina Lynn Huyett  
Name  
1338 S 1440 E  
Address  
Provo, Utah 84606  
City, State, Zip  
760-822-7194  
Phone  
sunshinesabrina@gmail.com  
Email

In the Court of Utah

FOURTH Judicial District UTAH County

Court Address 137 NORTH FREEDOM BOULEVARD, PROVO, UT 84606

In the Matter of (select one)

☒ the Marriage of (for a divorce with  
or without children, annulment,  
separate maintenance, or  
temporary separation case)

Sabrina Lynn Huyett

(name of Petitioner)

and

Joshua Steven Nelson

(name of Respondent)

Other parties (if any)

**Divorce Decree**

264400986

Case Number

S. Howell

Judge

Ito

Commissioner (domestic cases)

The court decrees:

**Divorce**

1. Sabrina Lynn Huyett is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Sabrina Lynn Huyett. The divorce will become final upon entry of the divorce decree.

Children (Utah Code 81-6-101(7))

2. **Sabrina Lynn Huyett** and **Joshua Steven Nelson** do not have any children together.

- We do not have any children together who are minors. A minor is a child under 18 who has not been married or otherwise emancipated.
- We are not expecting a child.
- We do not have incapacitated adult children together who are eligible for child support, or, **Sabrina Lynn Huyett** is not asking for child support for any adult child who is eligible for child support.

Personal property (Utah Code Title 81, Chapters 1, 4, 6, and 9)

3. All personal property not addressed in the divorce should be divided as the parties have already divided it.

Vehicles

4. Vehicles will be divided as follows:

a.

Year: **2016**  
Make: **Hyundai**  
Model: **Elantra**  
VIN: **5NPDH4AE1GH674361**  
Owner (before divorce): **Sabrina Lynn Huyett**  
Current value: **\$3,060.00**  
Amounts Estimated: **no**  
Ownership After Divorce: **Sabrina Lynn Huyett**  
Loan: **N/A**

b.

Year: **2010**  
Make: **Toyota**  
Model: **Corolla**  
VIN: **1NXBU4EE0AZ256864**  
Owner (before divorce): **Joshua Steven Nelson**  
Current value: **\$2,500.00**  
Amounts Estimated: **yes**  
Basis of Estimation: **Josh guessed the worth would be \$5,000, but I guessed that it would be lower than how much my car is worth.**  
Ownership After Divorce: **Joshua Steven Nelson**  
Loan: **N/A**

Bank and credit union accounts

5. Bank and credit union accounts will be divided as follows:

a.

Account Number: **1122**

Account Type: **Checking**

Institution Name: **Alta Bank**

Address: **P.O. Box 307, American Fork, UT 84003**

Date Opened: **N/A**

Balance (US Dollars): **\$100.58**

Estimated: **no**

Owner: **Sabrina Lynn Huyett**

Co-Owner(s): **N/A**

Divide as follows: **Sabrina Lynn Huyett should be awarded the entire balance of \$100.58 from this money.**

Stock, bond, securities, or money market fund accounts

6. The stock, bond, securities, or money market fund accounts will be divided as follows:

a.

Account Number: **6965**

Account Type: **Investment Account "Freedom Fund"**

Institution Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **N/A**

Balance (US Dollars): **\$21.76**

Estimated: **no**

Owner: **Sabrina Lynn Huyett**

Co-Owner(s): **N/A**

Divide as follows: **Sabrina Lynn Huyett should be awarded the entire balance of \$21.76 from this money.**

b.

Account Number: **8924**

Account Type: **Investment Account "New Car"**

Institution Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **N/A**

Balance (US Dollars): **\$763.33**

Estimated: **no**

Owner: **Sabrina Lynn Huyett**

Co-Owner(s): **N/A**

Divide as follows: **Sabrina Lynn Huyett should be awarded the entire balance of \$763.33 from this money.**

c.

Account Number: **1154**

Account Type: **Investment Account "Emergency Fund"**

Institution Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **N/A**

Balance (US Dollars): **\$6,056.86**

Estimated: **no**

Owner: **Sabrina Lynn Huyett**

Co-Owner(s): **N/A**

Divide as follows: **Sabrina Lynn Huyett should be awarded the entire balance of \$6,056.86 from this money.**

d.

Account Number: **none**

Account Type: **Cryptocurrency**

Institution Name: **Coinbase**

Address: **248 3rd St #434, Oakland, CA 94607**

Date Opened: **N/A**

Balance (US Dollars): **\$9,382.31**

Estimated: **no**

Owner: **Sabrina Lynn Huyett**

Co-Owner(s): **N/A**

Divide as follows: **Sabrina Lynn Huyett should be awarded the entire balance of \$9,382.31 from this money.**

e.

Account Number: **6676**

Account Type: **529 UNIQUE College Investing Plan**

Institution Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **N/A**

Balance (US Dollars): **\$1,779.51**

Estimated: **no**

Owner: **Sabrina Lynn Huyett**

Co-Owner(s): **N/A**

Divide as follows: **This 529 plan is in benefit of Mazily Vira Nelson. The**



**ownership of the account will remain in Sabrina Lynn Huyett's name, and she pledges not to change the beneficiary unless Mazily decides not to pursue higher education.**

f.

Account Number: **9402**

Account Type: **Cash Management Account "Rental Properties"**

Institution Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **N/A**

Balance (US Dollars): **\$16,727.19**

Estimated: **no**

Owner: **Sabrina Lynn Huyett**

Co-Owner(s): **N/A**

Divide as follows: **Sabrina Lynn Huyett should be awarded the entire balance of \$16,727.19 from this money.**

g.

Account Number: **9779**

Account Type: **Cash Management Account "Personal"**

Institution Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **N/A**

Balance (US Dollars): **\$5,451.98**

Estimated: **no**

Owner: **Sabrina Lynn Huyett**

Co-Owner(s): **N/A**

Divide as follows: **Sabrina Lynn Huyett should be awarded the entire balance of \$5,451.98 from this money.**

h.

Account Number: **4581**

Account Type: **Cash Management "Family Checking"**

Institution Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **N/A**

Balance (US Dollars): **\$210.02**

Estimated: **no**

Owner: **Sabrina Lynn Huyett and Joshua Steven Nelson**

Co-Owner(s): **N/A**

Divide as follows: **This account will be closed.**

i.

Account Number: **4795**

Account Type: **Investment Account**

Institution Name: **Fidelity**

Address: **Fidelity**

Date Opened: **N/A**

Balance (US Dollars): **\$295.48**

Estimated: **no**

Owner: **Joshua Steven Nelson**

Co-Owner(s): **N/A**

Divide as follows: **Joshua Steven Nelson should be awarded the entire balance of \$295.48 from this money.**

j.

Account Number: **0761**

Account Type: **Spend & Save "Joshs Checking Account"**

Institution Name: **Fidelity**

Address: **Fidelity**

Date Opened: **N/A**

Balance (US Dollars): **\$3,422.73**

Estimated: **no**

Owner: **Joshua Steven Nelson**

Co-Owner(s): **N/A**

Divide as follows: **Joshua Steven Nelson should be awarded the entire balance of \$3,422.73 from this money.**

k.

Account Number: **8494**

Account Type: **Spend & Save "CASH MANAGEMENT (INDIVIDUAL - TOD)"**

Institution Name: **Fidelity**

Address: **Fidelity**

Date Opened: **N/A**

Balance (US Dollars): **\$0.21**

Estimated: **no**

Owner: **Joshua Steven Nelson**

Co-Owner(s): **N/A**

Divide as follows: **Joshua Steven Nelson should be awarded the entire balance of \$0.21 from this money.**

Life insurance policies owned by Sabrina Lynn Huyett

7. The life insurance policies owned by Sabrina Lynn Huyett will be divided as follows:

a.

Account Number: **7494**

Account Type: **N/A**

Institution Name: **Allianz Life Insurance Company of North America**

Address: **5701 Golden Hills Drive, Minneapolis, MN 55416-1297**

Date Opened: **N/A**

Balance (US Dollars): **\$13,196.46**

Estimated: **no**

Owner: **N/A**

Co-Owner(s): **N/A**

Divide as follows: **Sabrina Lynn Huyett should be awarded the entire balance of \$13,196.46 from this money.**

## Debts

8. The parties are not aware of any debts from the marriage. If any debts exist, each debt will be the responsibility of the party who incurred the debt.

## Real property

9. The parties acquired the following real property during the marriage:

a.

Description: **Sabrina's Deer Haven Townhouse**

Address: **1338 S 1440 E, Provo, Utah, Utah 84606 United States**

Tax ID: **37-118-0075**

Legal Description: **UNIT C, BUILDING 20 OF DEERHAVEN ESTATES AMENDED, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.**

Date property acquired: **Oct 25, 2016**

Names on title: **Sabrina Huyett**

Original cost: **\$220,000**

Current value: **\$406,300.00**

Property values estimated: **yes**

Estimation basis for property value: **I used Zillow for the current value.**

Disposal: **Sabrina Lynn Huyett will receive sole ownership of this property.**

i.

Creditor: **N/A**

Names on mortgage: **Sabrina Huyett**

Date mortgage acquired: **Jul 23, 2021**



Mortgage balance: **\$270,777.91**

Monthly payment: **\$1,521.37**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Sabrina Lynn Huyett will pay the entire debt. Sabrina Lynn Huyett will provide a copy of the divorce decree to the lender.**

b.

Description: **Freedom Condo**

Address: **1011 S 200 W, Provo, Utah, Utah 84601 United States**

Tax ID: **49-178-0012**

Legal Description: **Lot 12, of PHASE VI, PEACHTREE ESTATES, a Condominium Subdivision, as the same is identified in the Recorded Survey Map in Utah County, Utah, as Entry No. 26662, and Map Filing No. 4023, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Utah County, Utah, as Entry No. 7295, in Book 2585, at Page 23 (as said Declaration may have heretofore been amended or supplemented). TOGETHER WITH the undivided ownership interest in said Project's Common Areas as established in the Declaration of Condominium and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition for the Common Areas and Facilities to which said interest relates. Situated in Utah County, State of Utah Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.**

Date property acquired: **Jul 8, 2025**

Names on title: **Joshua Steven Nelson**

Original cost: **\$185,000**

Current value: **\$379,000.00**

Property values estimated: **yes**

Estimation basis for property value: **A mortgage broker looked at his software and said the value is \$379k on 3/24/2026.**

Disposal: **The parties stipulate and agree that the real property commonly known as 1011 S 200 W Provo, Utah, (the "Residence") is marital property subject to equitable division in this divorce, notwithstanding that legal title is held solely in Husband's name via quick-claim deed from his mother and that the existing mortgage remains in the name of Husband's mother. As an equalization of the marital estate, the Respondent shall pay the Petitioner, Sabrina Lynn Huyett, the sum of \$51,610. The parties agree that Wife's full and equitable interest in the Residence is \$51,610 (representing reimbursement of her down payment and her share of marital equity). Husband shall retain sole ownership of the Residence after the divorce, and Wife shall execute and**



deliver any documents necessary. To accomplish Wife's buy-out: **Payment Obligation.** Husband shall pay Wife the sum of Fifty-one Thousand Six Hundred Ten Dollars (\$51,610) in immediately available funds no later than December 31, 2026 (the "Payment Deadline"). This payment may be accomplished through any lawful financial arrangement chosen by Husband, including but not limited to a cash-out refinance of the Residence (with or without cosigners), a new mortgage or loan, family financing, or payment from other assets or sources. Husband shall use his best efforts to complete the payment by the Payment Deadline. **Interim Responsibilities.** From the date of entry of the Decree of Divorce until the \$51,610 is paid to Wife: Husband shall have exclusive possession and use of the Residence. Husband shall be solely responsible for, and shall timely pay, all mortgage payments (including the existing loan in his mother's name), property taxes, homeowner's insurance, utilities, maintenance, repairs, and any other expenses associated with the Residence. Husband shall hold Wife harmless from any liability arising from the Residence after the Decree. Neither party shall further encumber the Residence without the other's prior written consent. **Security for Payment.** To secure Wife's \$51,610 interest, at or before entry of the Decree of Divorce, Husband shall execute a Promissory Note in the principal amount of \$51,610 payable to Wife. The Note shall be secured by a Deed of Trust (or Mortgage) on the Residence, which Husband shall cause to be recorded in the appropriate county recorder's office. The Note shall bear interest at the Utah statutory judgment rate if any amount remains unpaid after the Payment Deadline. Upon full payment of the \$51,610 to Wife, Wife shall execute and deliver a full release of the Promissory Note and a reconveyance or satisfaction of the Deed of Trust. **Failure to Pay / Fallback Provision.** If Husband has not paid Wife the full \$51,610 by the Payment Deadline, the Residence shall immediately be listed for sale with a mutually agreed-upon licensed real estate broker at fair market value (or, if the parties cannot agree on a broker or listing price within 14 days, either party may petition the Court for appointment of a real estate professional or for other sale terms). The net proceeds (after payment of the existing mortgage, customary closing costs, real estate commissions, and any other standard seller costs) shall first be used to pay Wife the full \$51,610 (plus any accrued interest under the Promissory Note), with the remaining balance paid to Husband. The parties shall cooperate fully in the sale process. The Court retains jurisdiction to enforce this provision, including the appointment of a receiver or other remedies if necessary. **Taxes and Other Matters.** Each party shall be responsible for any tax consequences attributable to them individually arising from this division. Husband shall indemnify and hold Wife harmless from any liability, including any claims by his mother related to the existing mortgage or informal family financing arrangement, once the \$51,610

payment is completed. The parties acknowledge that this division is fair and equitable given the short duration of the marriage, their informal prenuptial understanding, the amicable nature of the divorce, Wife's down-payment contribution, and Husband's desire to remain in the Residence while completing graduate school and establishing employment. This provision is intended to be final and non-modifiable except by written agreement of both parties or further order of the Court for enforcement purposes only.

i.

Creditor: **N/A**

Names on mortgage: **Carolyn C Nelson**

Date mortgage acquired: **Nov 17, 2016**

Mortgage balance: **\$52,192.75**

Monthly payment: **\$503.51**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Joshua Steven Nelson will pay the entire debt. Joshua Steven Nelson will provide a copy of the divorce decree to the lender.**

c.

Description: **Washington Duplex**

Address: **3816/3818 W Sandy Lane, Benton, Benton, Washington 99320 USA**

Tax ID: **112964070000008**

Legal Description: **Lot(s) 8, LA VUENA VIDA ESTATES according to the plat thereof recorded in Volume 15 of Plats, Page(s) 628, records of Benton County. Situate in the County of Benton, State of Washington.**

Date property acquired: **Sep 3, 2021**

Names on title: **Sabrina L. Huyett**

Original cost: **\$500,000**

Current value: **\$519,210.00**

Property values estimated: **yes**

Estimation basis for property value: **There is no value on Zillow, but the value I'm being charged property tax on in 2026 is 519,210.**

Disposal: **Sabrina Lynn Huyett will receive sole ownership of this property.**

i.

Creditor: **N/A**

Names on mortgage: **Sabrina L Huyett**

Date mortgage acquired: **Sep 7, 2021**

Mortgage balance: **\$386,749.92**

Monthly payment: **\$2,377.31**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Sabrina Lynn Huyett**



**will pay the entire debt. Sabrina Lynn Huyett will provide a copy of the divorce decree to the lender.**

### **Alimony**

10. Neither party will pay alimony.

### **Retirement money**

#### **Retirement money – retirement accounts**

11. The parties have retirement money. The owner of the retirement money Plan Participant must do whatever is necessary for both parties to have full access to information about the pension plan, retirement account, money and benefits. This includes signing any forms needed for release of the information to the other party (Alternate Payee).

12. If the Plan Participant receives any retirement money awarded to the Alternate Payee, the Plan Participant receives that money in a constructive trust for the Alternate Payee. The Plan Participant is ordered to pay the benefit directly to the Alternate Payee within 5 days of its receipt. Information on the pension plans and how they are to be divided is listed below:

a.

Account Number: **2291**

Plan Name: **Roth IRA**

Plan Administrator: **Fidelity Investments**

Company Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **Jul 28, 2023**

Plan Value: **\$45116.67**

This plan is in the name of: **Sabrina Lynn Huyett**

Divide as follows: **The entire account should be awarded to Sabrina Lynn Huyett.**

b.

Account Number: **6998**

Plan Name: **IRA**

Plan Administrator: **Fidelity Investments**

Company Name: **Fidelity Investments**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **Jan 3, 2024**

Plan Value: **\$24021.69**

This plan is in the name of: **Sabrina Lynn Huyett**

Divide as follows: **The entire account should be awarded to Sabrina Lynn Huyett.**

c.

Account Number: **9837**

Plan Name: **Rollover IRA**

Plan Administrator: **Fidelity**

Company Name: **Fidelity**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **Mar 1, 2021**

Plan Value: **\$46.95**

This plan is in the name of: **Joshua Steven Nelson**

Divide as follows: **The entire account should be awarded to Joshua Steven Nelson.**

d.

Account Number: **5129**

Plan Name: **Roth IRA**

Plan Administrator: **Fidelity**

Company Name: **Fidelity**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **Mar 1, 2021**

Plan Value: **\$4544.45**

This plan is in the name of: **Joshua Steven Nelson**

Divide as follows: **The entire account should be awarded to Joshua Steven Nelson.**

e.

Account Number: **4190**

Plan Name: **Rollover IRA**

Plan Administrator: **Fidelity**

Company Name: **Fidelity**

Address: **PO Box 770001, Cincinnati, OH 45277-0036**

Date Opened: **Mar 1, 2021**

Plan Value: **\$8.65**

This plan is in the name of: **Joshua Steven Nelson**

Divide as follows: **The entire account should be awarded to Joshua Steven Nelson.**

### **Retirement money - pensions**

13. The parties have retirement money. The owner of the retirement money (Plan Participant) must do whatever is necessary for both parties to have full access to information about the pension plan, retirement account, money and benefits. This includes signing any forms needed for release of the information to the other party (Alternate Payee).



14. In the Plan Participant receives any retirement money awarded to the Alternate Payee, the Plan Participant receives that money in a constructive trust for the Alternate Payee. The Plan Participant is ordered to pay the benefit directly to the Alternate Payee within 5 days of its receipt. Information on the pension plans and how they are to be divided is listed below:

a.

Account Number: **4305**

Plan Name: **2025 URS PENSION (DEFINED BENEFIT)**

Plan Administrator: **Utah Retirement Systems**

Company Name: **Utah Retirement Systems**

Address: **540 East 200 South, Salt Lake City, UT 84102-2099**

Date Opened: **Aug 31, 2010**

Plan Value: **\$12260.3**

This plan is in the name of: **Sabrina Lynn Huyett**

Divide as follows: **The entire account should be awarded to Sabrina Lynn Huyett.**

b.

Account Number: **1842**

Plan Name: **URS 401(k)**

Plan Administrator: **Utah Retirement Systems**

Company Name: **Utah Retirement Systems**

Address: **560 East 200 South, Salt Lake City, UT 84102-2099**

Date Opened: **Sep 3, 2010**

Plan Value: **\$12206.71**

This plan is in the name of: **Sabrina Lynn Huyett**

Divide as follows: **The entire account should be awarded to Sabrina Lynn Huyett.**

#### **Retirement money - annuities**

15. The parties have retirement money. The owner of the retirement money (Annuity Participant) must do whatever is necessary for both parties to have full access to information about the pension plan, retirement account, money and benefits. This includes signing any forms needed for release of the information to the other party (Alternate Payee).

16. In the Annuity Participant receives any retirement money awarded to the Alternate Payee, the Annuity Participant receives that money in a constructive trust for the Alternate Payee. The Annuity Participant is ordered to pay the benefit directly to the Alternate Payee within 5 days of its receipt. Information on the pension plans and how they are to be divided is listed below:

a.

Account Number: **none**

Plan Name: **Nebo School District 403(b) Plan**

Divide as follows: **The entire account should be awarded to Sabrina Lynn Huyett.**

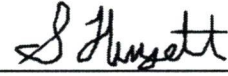
Address: **joshnelsonwdc@gmail.com**

Date of Service: **Apr 5, 2026**

04/05/2026

Date

Signature



Printed  
Name

Sabrina Lynn Huyett