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IN THE FOURTH JUDICIAL DISTRICT COURT
OF UTAH COUNTY, STATE OF UTAH

In the matter of the marriage of:

AMY LYN BARZEELE,

Petitioner

and

ERIC GERARD BARZEELE,

Respondent.

DECREE OF DIVORCE

Civil No. 224400766

Judge Brady

Commissioner Snow

The Court, having reviewed the parties' Stipulation and Settlement Agreement and having found the terms fair, reasonable, and in compliance with Utah law, having previously entered Its Findings of Fact and Conclusions of Law, and for good cause appearing, therefore:

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

1. Marriage Terminated. The bonds of matrimony between Amy and Eric are hereby terminated and Amy and Eric are hereby awarded a Decree of Divorce.
2. Jurisdiction and Venue. Petitioner has been a bona fide resident of

Utah County for at least three months prior to filing. Jurisdiction and venue are proper under Utah Code §§ 78A-5-102 and 78B-3-301.

3. Marriage. The parties were married on May 21, 1995, in Las Vegas, Clark County, Nevada.

4. Grounds. The Parties shall be granted a divorce based on irreconcilable differences, making the marriage impossible.

5. Minor Children. The parties had one minor child when proceedings began, but now have no minor children.

6. Alimony. Neither party shall be awarded alimony and both parties specifically waive any and all right to claim alimony, past, present, and future.

7. Marital Business Interests. The parties have interests in Ledge Holdings, LLC; Castle Park Properties, LLC (“CPP”); and Castle Park Events, LLC (“CPE”), collectively, the (“Business”).

8. There is an SBA loan of approximately \$534,776 which is connected to Castle Park Events and is still owing.

9. There is a mortgage loan (the “Mortgage”) of approximately \$1,979,193.58 still owing relating to property owned by the Business which is held by UCCU.

10. The Parties previously sold CPE and the building owned by CPP (located on the property owned by CPP; Parcel No. 45:759:001) under a lease/purchase option, and the purchaser is paying the purchase price in

monthly installment payments with an upcoming balloon payment of approximately \$65,000 in December 2025. The Parties acknowledge and agree that the payment schedule may be modified to extend the buyer's installment payments from three (3) years to four (4) years, which will include an additional balloon payment at the end of the original term.

11. All monthly installment payments received from the buyer shall first be applied to pay the Mortgage, property taxes as needed/applicable, and then the SBA loan after Mortgage is paid. The upcoming December 2025 balloon payment in the approximate amount of \$65,000, will be divided such that Amy shall be awarded \$22,500.00 and Eric shall be awarded \$42,500.00. Upon this occurrence Eric's global payout from Amy referenced in paragraphs 18, 23, and 23 (a-e), and elsewhere herein, will be reduced from \$56,000.00 to \$46,0000.00.

12. If the buyer of CPE/CPD referenced above in Paragraph 12 defaults on the transaction identified in the prior paragraphs, then the parties will immediately put the property back on the market with a mutually agreed upon agent subject to any repairs or maintenance that needs to be completed at the recommendation of the realtor. Both parties will get credit for any payments they individually make in the event that the purchaser defaults on the transaction until the property is sold, and shall be reimbursed for payments made out of any proceeds from the sale subject to Amy's global payout to Eric.

13. The Parties jointly own certain real property associated with the Business (Parcel No. 45:759:003). As identified above in paragraph 12, some of the Property was sold, which is subject to being returned to the parties if the purchaser defaults. There is other property that is currently listed for sale and is not part of the installment-payment transaction described above. The Parties acknowledge there is pending litigation involving a third party related to the Property, which does not alter their obligation to cooperate in selling the Property.

14. The Parties shall cooperate fully in the marketing and sale of this property, including but not limited to:

- a. Following all of the reasonable recommendations of the realtor or listing agent;
- b. Keeping the Property in clean and showable condition;
- c. Not denying or refusing any reasonable showing requests or bona fide purchase offers; and
- d. Executing all reasonable documents necessary to complete the sale.

15. Upon sale of the CPE/PPP Property, the net proceeds shall be applied in the following of priority:

- a. First, to pay all closing costs, taxes, commissions, and fees associated with the sale;

- b. Second, pay the remaining balance of the SBA loan and any associated fees and/or costs related to the SBA loan (if possible);
- c. Third, pay the Mortgage; and
- e. Finally, if any proceeds remain after paying the mortgage, closing costs, ETC., and SBA loan (and any associated costs with the SBA loan) the remaining proceeds shall be divided equally (50/50) between Amy and Eric subject first to either party being reimbursed for payments they made individually towards the property in the event of a purchaser default (as the global payout contemplates Eric's past payments towards the property) until the property was sold and Amy's global payout to Eric.

16. The property located in Utah County identified by Parcel Nos: 45:790:004 and 008, and 45:790:009 through 45:790:0016 are owned currently by Lindon's Edge Partnership.

17. Amy and Eric are in the process of negotiating a separation of Lindon's Edge with Axley Way. The parties shall work together to effectuate this partnership separation and Amy and Eric shall have 50% interest/ownership each of their collective share in Parcels 45:790:009

through 16 and shall divide the proceeds 50/50 after all costs, fees and other associated closing costs. The proceeds of the transaction shall be handled as are done in ¶ 18.

18. Until April 30, 2026, Amy shall take the lead on the Lindon's Edge Buyout and work directly with Axley Way (run by Arnim Way) to sever the Lindon's Edge Partnership and shall inform Eric of the status and details of the negotiation on a monthly basis, through Jere Reneer. After April 30, 2026, the parties will turn negotiations over to Jere Reneer.

19. If the parties are unable to complete the Lindon's Edge buyout with Axley Way, then the parties may return to mediation to address the sale process of these parcels, with the parties dividing the proceeds subject to any applicable provisions in the partnership agreement or articles of organization. The proceeds between Amy and Eric shall be divided in a similar manner as the property addressed in ¶¶ 18.

20. Out of the proceeds received by the parties for the Lindon's Edge Buyout or sale of the Lindon's Edge parcels, out of Amy's share, she will pay to Eric \$56,000. This will be paid as follows:

- a. If the Lindon's Edge buyout is completed as described above with Axley Way and there are any remaining proceeds after paying the SBA loan and the Mortgage, Eric shall take the \$56,000 from Amy's share of the proceeds at closing;
- b. If the Lindon's Edge buyout is completed and there are

not enough remaining proceeds, then when the installment payments have paid for the CPE/CPD Property, and the entire Mortgage and the SBA loan for the CPE/CPD Property have been satisfied, and the remaining proceeds would be divided between the parties 50/50, Eric shall receive Amy's share until the \$56,000 has been conveyed from Amy to Eric in full. If during one of the installment payments, this amount Amy owes to Eric is satisfied, Amy will then receive her 50/50 for the remaining portion of that installment payment and all future installment payments will be delivered to the parties 50/50.

c. The parties will receive 50/50 of all proceeds, and \$56,000 shall be paid by Amy to Eric out of her proceeds to globally settle the parties obligations to one another.

d. Amy owes Eric a total of \$56,000 to equalize the division of the parties' marital estate. Before Amy receives any proceeds from the sale of any of the referenced properties, her share of the proceeds will be used to pay Eric towards the \$56,000, except for the one time exception in paragraph 13 where the parties divide the December 2025 payment. If at any time Amy is able to pay Eric the \$56,000 prior to the sale of any of the properties then she will be entitled to an

equal 50.50 share. While there are several references to this \$56,000 payout, only \$56,000 is required to equalize and shall only be applied once.

e. If Eric receives \$10,000.00 from Amy's share of the balloon payment referenced in paragraphs 13, 18, and elsewhere herein then the payout will be \$46,000.00 instead of \$56,000.00.

21. If the SBA loan results in Amy's home being sold or foreclosed, due to the SBA loan being called and due in full, the cost associated with the foreclosure process and realtor fees through the foreclosure process will be divided equally between the parties.

ASSETS AND LIABILITIES

22. Division of Property. Except for the Business, which is addressed above, the parties have already divided their personal property, financial accounts, and other asset, which are addressed below. Through this Decree, the parties are ratifying a prior agreement, in which fair consideration was provided which results in the following division of real and other personal property. The parties agree that the following division is fair and reasonable.

23. Vehicles. The parties are awarded the vehicles in their possession free and clear from the other party. Among the awarded vehicles, Amy has her Lexus and Eric has his Land Cruiser.

24. Real Property. The parties are awarded the real property in their own names, free and clear from the other party. Amy is awarded with the marital home located at 247 Queensland Court, Lindon, Utah, free and clear from Eric.

25. Personal Property. The parties are awarded with the personal property and furniture in their possession and control. The parties have no property to retrieve from the other party.

26. Financial Accounts. The parties are awarded their own financial accounts, including banking, checking, retirement, investment, cryptocurrency, and other financial accounts, free and clear from the other party.

27. Business. Any and all business accounts and property are addressed in the Business section above.

MUTUAL RESTRAINTS

28. Neither party will use the other party's name, likeness, image, identification, or credit of the other party to obtain credit, open an account for service, to post to websites such as Facebook or other social media.

29. All contact and communication between the parties shall be via email or text only, unless other modes of communication are needed to sell the Business.

30. Both parties shall be restrained from coming to the home, workplace, or places where the other party is known to the present without the other

party's express permission.

MISCELLANEOUS PROVISIONS

31. Costs. The parties shall be responsible for their own costs and fees.

32. Name Change. Amy shall be entitled to return to the use of her maiden name of Amy Bown, should she so desire.

**Order is entered on the date and as indicated by the Court's seal on
the top of the first page**

APPROVED AS TO FORM:

/s/ Ron Haycock / December 22, 2025
RON HAYCOCK / DATE
Attorney for Respondent
Signed electronically with permission via email.

NOTICE TO PARTIES

PLEASE TAKE NOTICE that the undersigned, counsel for Petitioner, will submit the foregoing document to the above-referenced Court for signature upon the expiration of seven (7) days from the date of this Notice, unless written objection is filed prior to that date, pursuant to Utah Rules of Civil Procedure Rule 7(j).

Dated this 10th day of December 2025.

/s/ Brody N. Miles
BRODY N. MILES
Attorney for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that I am a member of and/or employed by the law firm of Moody Brown Law, 2525 North Canyon Rd., Provo, Utah 84604, and

that in said capacity and pursuant to Rule 5(b), Utah Rules of Civil Procedure, a true and correct copy of the foregoing **Decree of Divorce** was served upon the following on this 6th day of May, 2026:

Ron Haycock
e-filer

503)

e-Filing (UCJA Rule 4-

U.S. Regular Mail
Facsimile Transmission
E-Mail

/s/ NG