

ALAYNA ALLRED
4721 West Country Club DR
Highland, UT 84003
alaynaallred@gmail.com
(801) 420-1117

FILED

JUN 05 2026

4TH DISTRICT
STATE OF UTAH
UTAH COUNTY

**IN THE FOURTH JUDICIAL DISTRICT COURT
IN AND FOR UTAH COUNTY, STATE OF UTAH**

137 N Freedom Blvd
Provo, Utah 84606

In the matter of the marriage of

ALAYNA ALLRED,

Petitioner,

and

GRADIE H ALLRED,

Respondent.

DECREE OF DIVORCE

Case No.:

264401495

Judge:

Powell

Commissioner:

Snow

This matter came before the Court upon the Stipulation of the parties and the Court's Findings of Fact and Conclusions of Law. The Court, being fully advised in the premises, HEREBY ORDERS, ADJUDGES, AND DECREES as follows:

ARTICLE I — GENERAL PROVISIONS

- 1.1 Marriage.** IT IS HEREBY ORDERED that the parties' marriage solemnized on 07/08/2004 in Lehi, Utah County, Utah, is dissolved.
- 1.2 Separation.** IT IS FURTHER ORDERED that the parties' date of separation is found to be 07/07/2025, and the parties have lived separate and apart since that date.
- 1.3 Grounds.** IT IS FURTHER ORDERED that the marriage is dissolved on the ground of irreconcilable differences, which have caused the irremediable breakdown of the marriage, pursuant to Utah Code §81-4-401(1)(h).
- 1.4 Residency and Jurisdiction.** IT IS FURTHER ORDERED that the Court has subject-matter and personal jurisdiction over both parties, that Petitioner Alayna Allred

has satisfied the residency requirement of Utah Code §81-4-103, and that venue is proper in the Fourth Judicial District Court, Utah County.

1.5 Children. IT IS FURTHER ORDERED that the Court finds no minor children were born of or adopted during this marriage. The parties' only child, Kenzie Allred, is an adult, and no provisions for custody, parent-time, or child support are entered.

1.6 Approval and Incorporation of Stipulation. IT IS FURTHER ORDERED that the parties' Stipulation, together with Exhibit A, is approved as fair, equitable, and entered into freely, voluntarily, and after full financial disclosure, and is incorporated into this Decree by reference and made an enforceable order of this Court.

ARTICLE II — REAL PROPERTY

2.1 Properties Awarded to Petitioner Alayna Allred. IT IS FURTHER ORDERED that the following properties are awarded to Petitioner Alayna Allred as her sole and separate property:

(a) 4721 W Country Club Dr, Highland, UT 84003 (Parcel 34:086:0005) — Petitioner's primary residence — titled through Alayna Allred (approx. \$800,000.00).

(b) 677 N 360 E, American Fork, UT (Parcel 52:024:0004) — rental duplex — titled through Allred Rentals LLC (approx. \$560,000.00).

(c) 305 S Cherry Hill, Pleasant Grove, UT (Parcel 36:075:0009) — rental duplex — titled through Allred Rentals LLC (approx. \$585,000.00).

(d) 4716 E Silver Moon, Eagle Mountain, UT (Parcel 66:828:2907) — rental house — titled through Allred LLC (approx. \$512,000.00).

(e) 4776 E Silver Moon, Eagle Mountain, UT (Parcel 66:828:2901) — rental house — titled through Allred LLC (approx. \$512,000.00).

(f) Costa Rica vacation home — jointly titled (Alayna and Gradie) (approx. \$380,000.00).

(g) 3442 E Heyward Court, Eagle Mountain, UT (Parcel 34:395:0073) — rental house — titled through Allred Rentals LLC (approx. \$515,000.00).

(h) 955 US 441, Lady Lake, FL 32159 — vacant land — titled through Alayna Allred /

Village Veranda (approx. \$1,000,000.00).

Respondent Gradie Allred shall convey, by deed or other appropriate instrument, all right, title, and interest in these properties to Petitioner Alayna Allred.

2.2 Properties Awarded to Respondent Gradie Allred. IT IS FURTHER ORDERED that the following properties are awarded to Respondent Gradie Allred as his sole and separate property:

(a) 548 S 600 E, Lehi, UT (Parcel 35:540:0001) — Respondent's primary residence — titled through GAA Asset Protection Trust (approx. \$2,030,000.00).

(b) 491 S 300 E, American Fork, UT (Parcel 13:053:0031) — rental duplex — titled through Allred Rentals LLC (approx. \$580,000.00).

(c) 530 S 600 E, Lehi, UT (Parcel 13:007:0003) — rental house — titled through 530 S 600 E LLC (approx. \$748,000.00).

(d) Cabin, Loafer Canyon, Elk Ridge, UT (Parcel 30:098:1000) — vacation home — titled through Alayna Allred Trust (approx. \$300,000.00).

(e) Loafer shares — vacation lot — jointly titled (Gradie and Alayna) (approx. \$80,000.00).

(f) 1314 W 3470 N, Spanish Fork, UT (Parcel 47:416:0007) — vacant land — titled through Allred LLC (approx. \$525,000.00).

(g) Wat Development — vacant land (Gradie and partners) — titled through Wat Development (approx. \$750,000.00).

(h) Main Street, Lehi, UT investment — rental commercial — titled through Allred Rentals LLC (approx. \$347,000.00).

(i) Parcel 20632 — vacant land (Gradie and partner) — titled through G&J Properties (approx. \$142,902.00).

(j) Parcel 20632X1 — vacant land — titled through GA Properties LLC (approx. \$302,312.00).

Petitioner Alayna Allred shall convey, by deed or other appropriate instrument, all

right, title, and interest in these properties to Respondent Gradie Allred.

2.3 Transfer Mechanics. IT IS FURTHER ORDERED that each party shall execute and deliver the deeds, bills of sale, assignments, and governance documents necessary to transfer title of the real estate and entity interests listed above within ninety (90) days of entry of this Decree, and shall cooperate with any refinance, loan assumption, or lender release required to effect transfer.

2.4 Indebtedness and Indemnity. IT IS FURTHER ORDERED that each party shall be solely responsible for all mortgages, taxes, HOA dues, maintenance, and other obligations associated with the real property awarded to that party, and shall indemnify and hold the other harmless from any such obligation arising from and after entry of this Decree.

2.5 Funded Upgrades at Petitioner's Residence. IT IS FURTHER ORDERED that Respondent Gradie Allred shall pay, at his sole cost, for (a) the installation of a new fence at Petitioner Alayna Allred's residence located at 4721 West Country Club Drive, Highland, Utah 84003, and (b) the replacement of eight (8) windows at the same residence. Respondent Gradie Allred shall select and pay the contractors directly and shall complete both upgrades within one hundred eighty (180) days of entry of this Decree. Petitioner Alayna Allred shall provide reasonable access to the residence to permit the work.

ARTICLE III — RETIREMENT AND BROKERAGE ACCOUNTS

3.1 Accounts Divided Equally. IT IS FURTHER ORDERED that the following accounts shall be divided equally (50/50) between the parties, with transfer effected by Qualified Domestic Relations Order or direct account-to-account transfer as appropriate:

(a) Edward Jones 2516 — Simple IRA (Gradie), approx. \$221,422.00.

(b) Edward Jones 2605 — Simple IRA (Alayna), approx. \$227,148.00.

(c) Edward Jones 6222 — SEP IRA (Gradie), approx. \$88,206.00.

(d) Edward Jones 2517 — Traditional IRA (Alayna), approx. \$77,945.00.

(e) Edward Jones 6225 — Traditional IRA (Alayna), approx. \$89,657.00.

(f) Edward Jones 5628 — Roth IRA, approx. \$13,326.81.

(g) Edward Jones 1599 — Joint Stocks, approx. \$1,445,514.00.

(h) Edward Jones 9906 — Joint Stocks, approx. \$3,539,161.00.

(i) UBS 0684 — Quicksilver Stocks, approx. \$289,422.00.

(j) UBS 0685 — Quicksilver Stocks, approx. \$156,739.00.

(k) UBS 0686 — Quicksilver Stocks, approx. \$230,151.00.

(l) UBS 0687 — Quicksilver Stocks, approx. \$237,627.00.

(m) UBS 0688 — Quicksilver Stocks, approx. \$229,557.00.

(n) UBS 0689 — Quicksilver Stocks, approx. \$249,544.00.

3.2 Accounts Awarded to Petitioner Alayna Allred. IT IS FURTHER ORDERED that the following accounts are awarded to Petitioner Alayna Allred as her sole and separate property:

(a) Edward Jones 2518 — Traditional IRA (Gracie), approx. \$597,294.03 (Transferred to Petitioner Alayna Allred as part of the Quicksilver Concrete offset (pre-decree adj. 3-9-26)).

(b) UBS 8695 — IRA (Alayna), approx. \$13,963.00.

(c) UBS 0106 — Money Market (Gracie Trust), approx. \$799,000.00 (Transferred to Petitioner Alayna Allred as part of the Quicksilver Concrete offset).

(d) UBS 0071 — Money Market (Quicksilver Concrete), approx. \$924,236.00 (Transferred to Petitioner Alayna Allred as part of the Quicksilver Concrete offset).

(e) Equitable 6-130 — Defined Benefit Plan (Alayna), approx. \$882,000.00.

(f) American Funds 1574 — 401(k) (Alayna), approx. \$251,627.00.

3.3 Accounts Awarded to Respondent Gracie Allred. IT IS FURTHER ORDERED that the following accounts are awarded to Respondent Gracie Allred as his sole and separate property:

(a) UBS 8694 — IRA (Gracie), approx. \$13,693.00.

(b) Equitable 6-129 — Defined Benefit Plan (Gradie), approx. \$828,094.00.

(c) American Funds 1574 — 401(k) (Gradie), approx. \$260,640.00.

3.4 QDRO Mechanics. IT IS FURTHER ORDERED that the parties shall jointly retain a QDRO-preparation service for the tax-qualified plans (Edward Jones IRAs, Equitable Defined Benefit Plans, American Funds 401(k)s, and any other plan requiring a qualified order). QDRO preparation and filing costs shall be shared equally. Each party shall bear the tax consequences of the portion awarded to that party.

3.5 Quicksilver Concrete Offset (Prior Transfers Ratified). IT IS FURTHER ORDERED that three accounts transferred or re-titled to Petitioner Alayna Allred before the date of the parties' Stipulation as part of the Quicksilver Concrete offset — Edward Jones 2518 (\$597,294.03), UBS 0106 (\$799,000.00), and UBS 0071 (\$924,236.00) — are ratified and confirmed as Petitioner Alayna Allred's sole and separate property and are NOT subject to further division.

ARTICLE IV — BANK AND CASH-EQUIVALENT ACCOUNTS

4.1 Accounts Awarded to Petitioner Alayna Allred. IT IS FURTHER ORDERED that the following accounts are awarded to Petitioner Alayna Allred as her sole and separate property:

(a) UCCU 2107 — Personal Checking (joint), approx. \$46,352.00.

(b) UCCU 9709 — Allred Rentals, approx. \$60,792.00.

(c) UCCU 4200 — Scorez Savings, approx. \$1,469.00.

(d) UCCU 1100 — Allred Rentals Savings, approx. \$813.00.

(e) UCCU 3211 — Allred LLC, approx. \$5,263.00.

(f) UCCU 9629 — Personal ATM (joint), approx. \$496.00.

(g) UCCU 4742 — Scorez LLC, approx. \$505.00.

(h) UCCU 2900 — Alayna Share Savings, approx. \$401.00.

- (i) UCCU 1600 — VV Account (joint), approx. \$185.00.
- (j) UCCU 5100 — 530 S 600 E LLC, approx. \$1,305.00.
- (k) Alta Bank 2890 — Scorez LLC, approx. \$5,000.00.
- (l) Alta Bank 2882 — Allred Rentals LLC, approx. \$5,000.00.
- (m) Alta Bank 2908 — Allred LLC, approx. \$5,000.00.
- (n) Alta Bank 8107 — Personal (joint), approx. \$9,600.00.
- (o) Alta Bank 9707 — Alayna, approx. \$49,000.00.
- (p) Alta Bank 9325 — Alayna CD, approx. \$42,600.00.
- (q) Chase 1751 — Alayna CD, approx. \$105,000.00.
- (r) Chase 5860 — Alayna, approx. \$5,000.00.
- (s) Venmo (Alayna) — Personal Venmo, approx. \$29,800.00.
- (t) Apple Pay (Alayna) — Personal Apple Pay, approx. \$17,000.00.
- (u) Precious metals — Alayna — Gold, approx. \$5,000.00.

4.2 Accounts Awarded to Respondent Gradie Allred. IT IS FURTHER ORDERED that the following accounts are awarded to Respondent Gradie Allred as his sole and separate property:

- (a) UCCU 9433 — Quicksilver Checking, approx. \$280,682.00.
- (b) UCCU 7010 — Quicksilver Money Market, approx. \$23,831.00.
- (c) UCCU 7140 — GA Holdings, approx. \$11,164.00.

(d) UCCU 3300 — Quicksilver Savings, approx. \$965.00.

(e) Venmo (Gradie) — Personal Venmo, approx. \$21,191.00.

4.3 UCCU Account 7020 Split. IT IS FURTHER ORDERED that UCCU personal money-market account ending 7020 (approx. \$219,005.00) shall be divided \$199,005.00 to Petitioner Alayna Allred and \$20,000.00 to Respondent Gradie Allred.

4.4 Transfer and Name Removal. IT IS FURTHER ORDERED that, within thirty (30) days of entry of this Decree, each party shall cause his or her name to be removed from any joint account awarded to the other party and shall cooperate in transferring funds consistent with this Article and Exhibit A.

ARTICLE V — BUSINESS INTERESTS

5.1 Quicksilver Concrete, Inc.. IT IS FURTHER ORDERED that Quicksilver Concrete, Inc. is awarded to Respondent Gradie Allred as his sole and separate property, together with all assets, goodwill, accounts receivable, contracts, and liabilities of the business. Petitioner Alayna Allred's marital interest in Quicksilver Concrete, Inc. is fully satisfied by the offset transfers ratified in Article III, and Petitioner Alayna Allred shall have no further claim to the business.

5.2 Entity Conveyances. IT IS FURTHER ORDERED that the parties shall execute any stock certificates, share-transfer instruments, membership-interest assignments, corporate minutes, resolutions, or amended operating agreements required to reflect the award of Quicksilver Concrete, Inc. and of each real-estate-holding LLC and each other business entity, including Allred LLC, Allred Rentals LLC, 530 S 600 E LLC, GA Properties LLC, GA Allred Holdings, Scorez LLC, Wat Development, and G&J Properties, consistent with this Article and Exhibit A.

ARTICLE VI — VEHICLES AND PERSONAL PROPERTY

6.1 Personal-Use Vehicles. IT IS FURTHER ORDERED that Petitioner Alayna Allred is awarded the 2024 Toyota Land Cruiser and Respondent Gradie Allred is awarded the 2026 Ford F-350. Each party shall be solely responsible for titling, registration, insurance, loans (if any), and all other costs associated with the vehicle awarded to that party.

6.2 Recreational Vehicles and Equipment. IT IS FURTHER ORDERED that Respondent Gradie Allred is awarded the 2020 Jeep Wrangler Rubicon, the 2024 Polaris Ranger

1500, the Polaris RZR Pro R, the 2021 Sierra fifth-wheel trailer, the Trails West snowmobile trailer, and the snowmobiles (aggregate approx. \$185,000.00).

6.3 Cash on Hand. IT IS FURTHER ORDERED that Petitioner Alayna Allred is awarded the cash in the home safe (approx. \$800,000.00), the cash otherwise in her possession (approx. \$11,000.00), and the American Express reward-points balance (approx. \$45,000.00). Respondent Gradie Allred is awarded the cash in the shop safe (approx. \$25,000.00).

6.4 Household Goods, Furnishings, Jewelry, and Precious Metals. IT IS FURTHER ORDERED that each party is awarded the household goods, furnishings, jewelry, personal effects, and precious metals presently in his or her possession, the parties having already informally divided the same to their mutual satisfaction.

ARTICLE VII — SPOUSAL SUPPORT (ALIMONY)

7.1 Mutual Waiver. IT IS FURTHER ORDERED that, having received a substantial division of the marital estate, each party has knowingly and voluntarily waived any past, present, or future claim to spousal support (alimony). Neither party is awarded alimony, and this waiver is FINAL AND NON-MODIFIABLE, and shall not be subject to modification by either party for any reason, including any future change in circumstances. Neither party may seek alimony from the other at any time after entry of this Decree.

ARTICLE VIII — PROVISIONS FOR ADULT CHILD (KENZIE ALLRED)

8.1 UCCU Certificate of Deposit Ending 4990. IT IS FURTHER ORDERED that the UCCU certificate of deposit ending 4990 (approx. \$256,000.00) shall be administered as follows: (a) \$100,000.00 of the balance shall be reserved and held jointly by Petitioner Alayna Allred and Respondent Gradie Allred, as co-fiduciaries, as a dedicated reserve for the future medical care of the parties' adult daughter, Kenzie Allred; and (b) the remaining balance of approximately \$156,000.00 shall be divided equally between the parties. The \$100,000.00 reserve shall remain held in the CD (or in a successor interest-bearing account of comparable safety) in the names of both parties as co-fiduciaries for Kenzie until exhausted for her qualifying medical expenses; any funds remaining at her death shall revert to the parties equally.

8.2 Kenzie's Health Insurance. IT IS FURTHER ORDERED that Respondent Gradie Allred shall maintain the parties' adult daughter, Kenzie Allred, on his health insurance policy until Kenzie's current shoulder condition is fully resolved, at which time Kenzie shall obtain her own health insurance coverage. Respondent Gradie Allred shall bear the

premium cost of maintaining Kenzie's coverage during that period; qualifying out-of-pocket medical expenses associated with the shoulder condition may be reimbursed from the \$100,000.00 medical reserve described above.

ARTICLE IX — DEBTS AND LIABILITIES

9.1 Mortgages and Property-Level Debt. IT IS FURTHER ORDERED that each party shall be solely responsible for all debt encumbering the real property and business entities awarded to that party under Articles II and V.

9.2 Credit Cards and Personal Debt. IT IS FURTHER ORDERED that each party shall be solely responsible for any credit-card balance, personal loan, or other consumer debt held in that party's individual name, and shall indemnify and hold the other party harmless therefrom.

9.3 No Undisclosed Joint Debt. IT IS FURTHER ORDERED that, apart from the debts disclosed on Exhibit A and those secured by the properties in Article II, no other joint debts exist between the parties. Should any undisclosed joint marital debt be discovered after entry of this Decree, the party who incurred the debt or who exclusively benefited from it shall be solely responsible for that debt.

ARTICLE X — INSURANCE

10.1 Petitioner's Health Insurance Continuation. IT IS FURTHER ORDERED that Respondent Gradie Allred shall maintain Petitioner Alayna Allred's current health insurance coverage, at his sole cost, through December 31 of the calendar year in which this Decree is entered. Thereafter, Petitioner Alayna Allred shall be solely responsible for obtaining and paying for her own health insurance coverage.

10.2 Respondent's Health Insurance. IT IS FURTHER ORDERED that, from and after entry of this Decree, Respondent Gradie Allred shall be solely responsible for his own health insurance coverage.

10.3 Life Insurance. IT IS FURTHER ORDERED that the parties' existing life-insurance policies may be allowed to lapse by mutual agreement, and neither party shall be required to maintain life insurance for the benefit of the other party.

ARTICLE XI — TAX MATTERS

11.1 Final Joint Year. IT IS FURTHER ORDERED that the parties may, at their mutual election, file a joint federal and state income-tax return for tax year 2025 if beneficial

and permitted by law. Any refund or liability arising from a 2025 joint return shall be shared equally between the parties.

- 11.2 Subsequent Years.** IT IS FURTHER ORDERED that, beginning with tax year 2026, each party shall file federal and state income-tax returns independently of the other, and each party shall bear the tax consequences (including capital gains and depreciation recapture) of the assets, business interests, and rental properties awarded to that party under this Decree.

ARTICLE XII — NAME RESTORATION

- 12.1 Restoration of Former Name.** IT IS FURTHER ORDERED that Petitioner Alayna Allred's former name of ANDERSON is restored upon entry of this Decree, and Petitioner Alayna Allred shall be entitled to use that name for all purposes from and after entry of this Decree.

ARTICLE XIII — CLOSING PROVISIONS

- 13.1 Further Assurances.** IT IS FURTHER ORDERED that each party shall execute and deliver any additional documents reasonably necessary to carry out the parties' Stipulation and this Decree, including deeds, QDROs, entity assignments, title transfers, beneficiary designations, and lender releases. Real-property conveyances shall be completed within ninety (90) days of entry of this Decree; transfers of bank, retirement, and brokerage accounts within one hundred twenty (120) days (or the earliest date permitted by the institution).
- 13.2 Full and Final Settlement.** IT IS FURTHER ORDERED that this Decree, together with the parties' Stipulation and Exhibit A incorporated herein, constitutes a full, final, and complete settlement of all property, debt, and support claims between the parties, and each party releases the other from any and all claims arising before entry of this Decree that are not expressly preserved herein.
- 13.3 Attorney Fees and Enforcement.** IT IS FURTHER ORDERED that each party shall bear his or her own attorney fees and costs incurred in this action. In any future proceeding to enforce the Stipulation or this Decree, the prevailing party shall be entitled to an award of reasonable attorney fees and costs.
- 13.4 Continuing Jurisdiction.** IT IS FURTHER ORDERED that this Court retains continuing jurisdiction to enforce the terms of this Decree.
- 13.5 Acceptance of Interim Market Fluctuations.** IT IS FURTHER ORDERED that the values stated in the parties' Stipulation, in Exhibit A, and throughout this Decree are

approximate balances as of the date the parties signed their Stipulation. Each party has knowingly and voluntarily accepted the fluctuation in those values between execution and entry of this Decree as to the assets awarded to that party, and the values are not subject to recalculation, true-up, or equalization for any subsequent market movement, ordinary-course deposit or withdrawal, business operation, or other change in value occurring after execution.

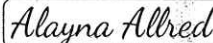
IT IS SO ORDERED.

DATED this 5th day of June, 2026.


District Court Judge



APPROVED AS TO FORM AND CONTENT:


ID 3oa3VzR/2guEY6rq3cQFSuJGE
ALAYNA ALLRED, Petitioner


ID gKa5vfGoy5Xsd2akL97XPuJt
GRADIE H ALLRED, Respondent

Certificate of Service			
I certify that I filed with the court and am serving a copy of DECREE OF DIVORCE on the following people.			
Person's Name	Service Method	Service Address	Service Date
Gradie H Allred	☐ Mail ☐ Hand Delivery ☐ E-filed/MyCase ☒ Email ☐ Left at business (person in charge) ☐ Left at home (suitable age person)	quicksilverconcrete@gmail.com	

	☐ Mail ☐ Hand Delivery ☐ E-filed/MyCase ☐ Email ☐ Left at business (person in charge) ☐ Left at home (suitable age person)		
--	---	--	--

Petitioner Alayna Allred

5/23/2026

Date

Signature ■

Alayna Allred

ID: 30aVzIV2gvEYErq2cQFSaJGE

Printed Name Alayna Allred

I, the Respondent, acknowledge that I have received a copy of this document.

5/22/2026

Date

Signature ■

Gradie allred

ID: gKa5vfGoy5Xsd2akL97XPuJL

Respondent Printed Name Gradie H Allred

Certificate of Service

I certify that I filed with the court and am serving a copy of the Divorce Stipulation, Declaration of Jurisdiction and Grounds, Findings of Fact and Conclusions of Law, and Decree of Divorce on the following people.

Person's Name	Service Method	Service Address	Service Date
Gradie H Allred	☐ Mail ☐ Hand Delivery ☐ E-filed/MyCase ☒ Email ☐ Left at business (person in charge) ☐ Left at home (suitable age person)	quicksilverconcrete@gmail.com	
	☐ Mail ☐ Hand Delivery ☐ E-filed/MyCase ☐ Email ☐ Left at business (person in charge) ☐ Left at home (suitable age person)		

Petitioner *Alayna Allred*

5/23/2026

Date

Signature ■

Alayna Allred

ID 3oaVzfV2gvEYErq2cQFSaJGE

Printed Name Alayna Allred

I, the Respondent, acknowledge that I have received a copy of this document.

5/22/2026

Date

Signature ■

Gradie allred

ID gKa5vfGoy5Xsd2akL97XPuJt

Respondent Printed Name Gradie H Allred