

The Order of the Court is stated below:

Dated: June 30, 2026
04:51:03 PM

/s/ DEREK P PULLAN
District Court Judge



David W. Steffensen (4677)
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Attorney for Plaintiff

FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY PROVO DEPARTMENT, STATE OF UTAH	
BRADSHAW 201 WEST, LLC, Plaintiff, v. DONALDSON & DONALDSON CO, LLC, Defendant.	JUDGMENT AGAINST DONANDSON & DONALDSON CO, LLC Civil No. 250400124 Judge: Derek P. Pullan

The Court, having entered its Order Striking Defendant's Answer and Amended Counterclaim, and Entering Defendant's Default, having reviewed and considered the entire file herein, having reviewed the Declaration of Jerry Bradshaw Regarding Plaintiff's Damages, finding that Defendant owes \$12,512.45 in rents outside of the wrongful detainer period, finding that unpaid rent during the wrongful detainer period of 1/28/25 - 2/1/25 of \$854.19 should be trebled pursuant to UCA § 78B-6-811 to \$2,562.58, and finding that Plaintiff is entitled to recover damages inflicted on the leased building in the amount of \$2,500.00 (damaged siding, damaged garage door), finding that the Lease provides for the recovery of interest at the rate of eighteen percent per annum, finding pursuant to the Declaration of David W. Steffensen that Plaintiff has incurred attorney's fees of \$9,293.75 and costs of \$112.75, which the Court finds to be reasonable in the circumstances, and finding good cause therefor,

HEREBY ENTERS JUDGMENT AGAINST DEFENDANT DONALDSON & DONALDSON CO, LLC, and in favor of Plaintiff, Bradshaw 201 West, LLC, as follows:

1. Damages pursuant to UCA § 78B-6-811 in the amount of Seventeen Thousand Five Hundred Seventy-Five and 3/100 Dollars (\$17,575.03);

2. Prejudgment interest at the Lease rate of eighteen percent per annum from and after February 1, 2025 until the date of judgment (assumed 4/6/26) of \$3,726.87.

3. For attorney's fees of \$9,293.75 and for costs of suit of \$112.75.

TOTAL JUDGMENT AMOUNT: \$30,708.40

This Judgment of \$30,708.40 shall be post-judgment at the Lease rate of eighteen percent per annum shall continue to accrue until paid in full. This Judgment may be augmented post-judgment for attorney's fees and costs incurred to collect the Judgment.

**THIS IS AN OFFICIAL COURT ORDER. THIS ORDER IS ELECTRONICALLY
SIGNED BY THE JUDGE ON THE TOP OF THE FIRST PAGE OF THE DOCUMENT
AND ENTERED AS OF THE DATE.**

CERTIFICATE OF SERVICE

I certify that on this 6th day of April, 2026, I did cause the foregoing document to be delivered and served on the following persons via email and regular mail:

Donaldson & Donaldson, LLC
c/o Registered Agent
874 N. Hyw 73, Bldg G
Fairfield, Utah 84013
c.winters@donaldsonandson.com

/s/ David W. Steffensen