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FOURTH JUDICIAL DISTRICT - PROVO DISTRICT COURT

UTAH COUNTY, STATE OF UTAH

In the matter of the marriage of JERI LIN DOWDELL Petitioner,	DECREE OF DIVORCE
and	Case No. 254401031
BRADLEY JOHN DOWDELL Respondent.	Judge KRAIG POWELL Commissioner MARIAN ITO

This matter is before the court on parties' petition for divorce. Petitioner is represented by Randy S. Kester, of Young, Kester, Black, and Jube, Respondent is represented by Spencer Thomas. On April 16, 2026, the parties reached a stipulated settlement, which stipulation has been filed with this court. The Court having received such stipulation and finding the terms thereof to be legal and equitable and having approved the stipulation, now makes and enters the following:

DECREE OF DIVORCE

1. Petitioner and Respondent are both bona fide residents of Utah County, State of Utah, and have been for more than three months immediately prior to the filing of this action.
2. Petitioner and Respondent were married on September 8, 2017 in Orem, Utah County, Utah.
3. During the course of the parties' marriage, irreconcilable differences have occurred which the parties have attempted to resolve but having been unsuccessful in that regard are therefore entitled to a decree of divorce.
4. The parties shall forego the need for an appraiser and shall appoint Kaycee Leishman as an agreed upon realtor to list the marital home, located at 1556 West 1050 North, Provo, Utah, for sale at a price jointly agreed upon and as recommended by the realtor.
5. Upon sale of the marital home, the sale proceeds shall be allocated as follows:
 - a. First to the cost of sale and realtor fees,
 - b. Secondly, to pay off any existing mortgage or liens.
 - c. Third, Jeri Lin shall be reimbursed for the \$100,000 down payment which she made on the home.
 - d. Fourth, Bradley Dowdell shall be reimbursed the \$180,000 which he paid as a down payment on the home,
 - e. Finally, the parties shall share equally in any remaining balance of the sales proceeds.

- f. Upon the sale of the property, if there is any returned money due to overpayment of property tax or home insurance, all refunds would go to Bradley.
6. Each party waives any further claim for reimbursement for any improvements made on the home, in that those are being recouped through the increase in value of the home.
7. Jeri Lin has waived and relinquished any claim to right, title or interest that she may otherwise have to Brad's real property located in Hurricane, Utah.
8. Each party shall assume, pay, be liable for and hold the other harmless from any existing separate debt that each may have incurred and that each shall pay their own separate debts.
9. The parties have reserved the issue of personal property and shall attend mediation with Todd Wetzel within 90 days after entry of the Decree to resolve this issue. Until mediation, neither party shall dispose of, damage, hide, or destroy any of the personal property now in their possession.
10. Each party will assume and pay their own respective attorney fees and costs.
11. There were no children born of issue in this marriage nor are any expected.
12. The Petitioner may change her name to her former name of Jeri Lin Bearson.
13. Each party will keep any financial account presently in their own name.
14. No alimony is awarded in this matter.

The Court's Electronic Signature and Seal Appear at the Top of the First Page of this Order When Signed and Entered by the Court.

APPROVED AS TO FORM.

DATED this 5th day of June, 2026.

/s/ Spencer Thomas

Spencer Thomas

Attorney for Respondent

(With written permission given of 6/5/26)

1CERTIFICATE OF DELIVERY

I hereby certify that on the 5th day of June, 2026, I served a true and correct copy of the foregoing as set forth below:

<u> x </u>	Via E-Filing	Spencer Thomas
<u> </u>	Via Hand Delivery	spencer@esplinweight.com
<u> </u>	Via Facsimile	
<u> </u>	Via Email	
<u> </u>	Via Overnight	

/s/Heather Peterson