

Rachael Freeman

Name

3798 W Sonne Ct L110

Address

Herriman, Utah 84096

City, State, Zip

208-206-6697

Phone

rachael.g.freeman@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)

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

Rachael Freeman

(name of Petitioner)

and

Ryan Norman Freeman

(name of Respondent)

Other parties (if any)

Divorce Decree

264401937

Case Number

Sean Petersen

Judge

Marian Ito

Commissioner (domestic cases)

The court decrees:

Divorce

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

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

2. **Rachael Freeman and Ryan Norman Freeman** 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, **Rachael Freeman** 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: **2023**

Make: **Ford**

Model: **Bronco Sport**

VIN: **N/A**

Owner (before divorce): **Ryan Freeman**

Current value: **\$26,000.00**

Amounts Estimated: **yes**

Basis of Estimation: **Kelly Blue Book**

Ownership After Divorce: **Rachael Freeman**

l.

Lender: **UCCU**

Address: **360 W 4800 N Suite E160, Provo, UT 84604**

Date Acquired: **N/A**

Amount Owed: **\$34,000.00**

Amounts Estimated: **no**

Monthly Payment: **\$674.07**

The debt will be paid as follows: **Rachael Freeman will pay the entire debt.**

Rachael Freeman will provide a copy of the divorce decree to the lender.

Bank and credit union accounts

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

a.

Account Number: **2702**

Account Type: **Checking**

Institution Name: Fidelity

Address: 245 Summer Street Boston, MA 02210

Date Opened: N/A

Balance (US Dollars): \$5,034.23

Estimated: no

Owner: Rachael Freeman and Ryan Norman Freeman

Co-Owner(s): N/A

Divide as follows: Ryan Norman Freeman should be awarded the entire balance of \$5,034.23 from this money.

Cash owned by Rachael Freeman

6. The cash owned by Rachael Freeman will be divided as follows:

a.

Address: 556 N Hill View Dr, Saratoga Springs, Utah, Utah 84045 United States

Balance (US Dollars): \$35,000.00

Estimated: no

Owner: Ryan Freeman and Rachael Freeman

Co-Owner(s): N/A

Divide as follows: Rachael Freeman should be awarded the entire balance of \$35,000.00 from this money.

7. This other property will be divided as follows:

Pets The parties agree that the following pets shall be the sole property and responsibility of each respective party: The Golden Retriever known as "Lucy" shall permanently reside with and be owned by Ryan Freeman. The Portuguese Water Dog known as "Theo" shall permanently reside with and be owned by Rachael Freeman. Each party shall have sole responsibility for all expenses, care, veterinary decisions, and other obligations relating to the dog in his or her possession after entry of the divorce decree. The parties may mutually agree to visitation or temporary sharing of the dogs from time to time. Any such visitation shall be arranged informally between the parties and may be modified by mutual agreement. If either party is no longer willing or able to keep the dog in his or her possession, that party shall first offer ownership and possession of the dog to the other party before transferring, rehoming, selling, or surrendering the dog to any third party.

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: **Saratoga House**

Address: **556 N Hill View Dr, Saratoga Springs, Utah, Utah 84045 United States**

Tax ID: **50:132:2013**

Legal Description: **Lot 2013, Plat "T", QUALHILL AT MT. SARATOGA, Saratoga Springs, Utah, according to the Official Plat thereof as recorded in the Office of the Utah County Recorded, State of Utah.**

Date property acquired: **Apr 21, 2023**

Names on title: **Ryan Freeman, Rachael Freeman**

Original cost: **\$772,592**

Current value: **\$758,200.00**

Property values estimated: **yes**

Estimation basis for property value: **Utah County Parcel Map**

Disposal: **Ryan Norman Freeman will receive sole ownership of this property.**

i.

Creditor: **N/A**

Names on mortgage: **Ryan Freeman, Rachael Freeman**

Date mortgage acquired: **Apr 21, 2023**

Mortgage balance: **\$701,440.17**

Monthly payment: **\$5,130.77**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Ryan Norman Freeman will pay the entire debt. Ryan Norman Freeman will provide a copy of the divorce decree to the lender.**

b.

Description: **Lehi Townhome**

Address: **1636 N 4030 W, Lehi, Utah County, Utah 84043 United States**

Tax ID: **38:664:2145**

Legal Description: **Lot T-2145, THE EXCHANGE LEHI PHASE 21, a Planned Unit Development, according the official plat thereof, on file and on record in the office of the Utah County Recorder. Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas**

which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

Date property acquired: **Dec 29, 2021**

Names on title: **Ryan Freeman**

Original cost: **\$459,000**

Current value: **\$438,200.00**

Property values estimated: **no**

Disposal: **Ryan Norman Freeman will receive sole ownership of this property.**

i.

Creditor: **N/A**

Names on mortgage: **Ryan Freeman**

Date mortgage acquired: **Dec 29, 2021**

Mortgage balance: **\$415,839.42**

Monthly payment: **\$2,278.01**

Mortgage values estimated: **yes**

Estimation basis for mortgage balance: **Cost of home is our best recollection**

This mortgage will be paid as follows after the divorce: **Ryan Norman Freeman will pay the entire debt. Ryan Norman Freeman will provide a copy of the divorce decree to the lender.**

c.

Description: **Vineyard Condo**

Address: **623 N Sun Peak Dr, Vineyard, Utah County, Utah 84059 United States**

Tax ID: **49:845:1810**

Legal Description: **Unit 1810, Plat "C-8", THE PRESERVE AT WATERS EDGE CONDOMINIUMS, together with all improvements located thereon, as said Unit is identified in the Plat of said development recorded, as Entry Number 7849:2017, of the official records of the Utah County Recorder, State of Utah, and as Identified and described in the DECLARATION OF CONDOMINIUM FOR THE PRESERVE AT WATER;S EDGE CONDOMINIUMS, a Utah Condominium project, recorded June 7, 2016, as Entry Number 51220:2016, of the official records of the Utah County Recorder, State of Utah. TOGETHER WITH an undivided interest, and a right and easement of use and enjoyment in and to the Common Area described, as provided for and in the percentage shown, in said Declaration. This conveyance is subject to the provisions of said Declaration, including any amendments thereto. The undivided interest in Common Area conveyed hereby is subject to modification, from time to time,**

as provided in the Declaration for expansion of the Condominium Project.

Date property acquired: **Jun 1, 2020**

Names on title: **Ryan Freeman**

Original cost: **\$265,000**

Current value: **\$344,600.00**

Property values estimated: **yes**

Estimation basis for property value: **Utah County Parcel Map**

Disposal: **Ryan Norman Freeman will receive sole ownership of this property.**

i.

Creditor: **N/A**

Names on mortgage: **Ryan Freeman**

Date mortgage acquired: **Jun 1, 2020**

Mortgage balance: **\$206,093.96**

Monthly payment: **\$1,166.12**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Ryan Norman Freeman will pay the entire debt. Ryan Norman Freeman will provide a copy of the divorce decree to the lender.**

d.

Description: **NSL Home**

Address: **982 Chatham Dr, North Salt Lake, Utah 84054 United States**

Tax ID: **013960446**

Legal Description: **ALL OF LOT 446, FOXBORO SOUTH PLAT 4. CONT.**

0.12000 ACRES.

Date property acquired: **Mar 1, 2016**

Names on title: **Ryan Freeman**

Original cost: **\$272,000**

Current value: **\$526,000.00**

Property values estimated: **yes**

Estimation basis for property value: **Davis County Property Search**

Disposal: **Ryan Norman Freeman will receive sole ownership of this property.**

i.

Creditor: **N/A**

Names on mortgage: **Ryan Freeman**

Date mortgage acquired: **Mar 1, 2016**

Mortgage balance: **\$266,469.92**

Monthly payment: **\$1,336.81**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Ryan Norman Freeman will pay the entire debt. Ryan Norman Freeman 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: **3908**

Plan Name: **Roth IRA**

Plan Administrator: **N/A**

Company Name: **N/A**

Address: **556 N Hill View Dr, Saratoga Springs, UT 84045**

Date Opened: **Oct 1, 2015**

Plan Value: **\$124313.91**

This plan is in the name of: **Ryan Norman Freeman**

Divide as follows: **The entire account should be awarded to Ryan Norman**

Freeman.

b.

Account Number: **7839**

Plan Name: **IRA**

Plan Administrator: **N/A**

Company Name: **N/A**

Address: **556 N Hill View Dr, Saratoga Springs, UT 84045**

Date Opened: **Oct 1, 2015**

Plan Value: **\$148316.53**

This plan is in the name of: **Ryan Norman Freeman**

Divide as follows: **The entire account should be awarded to Ryan Norman**

Freeman.

c.

Account Number: **7820**

Plan Name: **Investment**

Plan Administrator: **N/A**

Company Name: **N/A**

Address: **556 N Hill View Dr, Saratoga Springs, UT 84045**

Date Opened: **Oct 1, 2016**

Plan Value: **\$345**

This plan is in the name of: **Ryan Norman Freeman**

Divide as follows: **The entire account should be awarded to Ryan Norman Freeman.**

d.

Account Number: **1761**

Plan Name: **Roth IRA**

Plan Administrator: **N/A**

Company Name: **N/A**

Address: **556 N Hill View Dr, Saratoga Springs, UT 84045**

Date Opened: **Jan 1, 2020**

Plan Value: **\$51094.68**

This plan is in the name of: **Rachael Freeman**

Divide as follows: **The entire account should be awarded to Rachael Freeman.**

e.

Account Number: **6831**

Plan Name: **IRA**

Plan Administrator: **N/A**

Company Name: **N/A**

Address: **556 N Hill View Dr, Saratoga Springs, UT 84045**

Date Opened: **Jan 1, 2024**

Plan Value: **\$45708.37**

This plan is in the name of: **Rachael Freeman**

Divide as follows: **The entire account should be awarded to Rachael Freeman.**

f.

Account Number: **3766**

Plan Name: **401A**

Plan Administrator: **Fidelity**

Company Name: **Utah Valley University**

Address: **245 Summer Street Boston, MA 02210**

Date Opened: **Jan 1, 2020**

Plan Value: **\$14708.64**

This plan is in the name of: **Rachael Freeman**

Divide as follows: **The entire account should be awarded to Rachael Freeman.**

g.

Account Number: **2829**

Plan Name: **401(A)**

Plan Administrator: **TIAA**

Company Name: **Mountainland Technical College**

Address: **730 Third Avenue, New York, NY 10017**

Date Opened: **Sep 9, 2024**

Plan Value: **\$21425.68**

This plan is in the name of: **Rachael Freeman**

Divide as follows: **The entire account should be awarded to Rachael Freeman.**

h.

Account Number: **None**

Plan Name: **Health Savings Account (HSA)**

Plan Administrator: **N/A**

Company Name: **N/A**

Address: **15 West Scenic Pointe Drive, Suite 100 Draper, UT 84020**

Date Opened: **Jan 1, 2020**

Plan Value: **\$13941**

This plan is in the name of: **Rachael Freeman**

Divide as follows: **The entire account should be awarded to Rachael Freeman.**

i.

Account Number: **None**

Plan Name: **Health Savings Account (HSA)**

Plan Administrator: **N/A**

Company Name: **N/A**

Address: **15 West Scenic Pointe Drive, Suite 100 Draper, UT 84020**

Date Opened: **Jul 1, 2019**

Plan Value: **\$16507.37**

This plan is in the name of: **Ryan Norman Freeman**

Divide as follows: **The entire account should be awarded to Ryan Norman Freeman.**

Additional provisions

13. The parties will adhere to the following additional provisions:

a.

Additional Provision: **Ryan Freeman to pay Rachael Freeman \$15,000 within 7 business days of the divorce finalizing. He is to pay her an additional \$20,000 by June 30, 2027.**

Duty to sign documents

14. The parties will sign all documents necessary to comply with the divorce decree within 60 days from entry of the decree. If a party fails to sign a document within 60 days, the other party may ask the court to appoint someone to sign the document. (Utah Rule of Civil Procedure 70)

Name after divorce

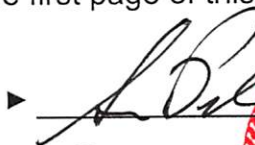
15. **Rachael Freeman** changed **her** name when the parties married. **Rachael Freeman's** name will be **Rachael Griffen** after the divorce.

Judge's signature may instead appear at the top of the first page of this document.

Date

9/6/26

Signature



Judge

PETERSEN



Signature

Date

Commissioner

Approved as to Form.

Other Party
Signature



Other Party
Name

Ryan Norman Freeman

Certificate of Service

I certify that I filed with the court and am serving a copy of this Divorce Decree on the following people.

a.

Name: **Ryan Freeman**

Method of service: **Email**

Address: **ryanfreeshot@gmail.com**

Date of Service: **Aug 4, 2026**

08/04/2026

Date

Signature



Rachael Freeman

Printed
Name

Rachael Freeman