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Petitioner's Attorney

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

IN THE MATTER OF THE MARRIAGE
OF

STEVEN BEARD,

Petitioner,
&

NICCOLINA BALDERREE,

Respondent.

DECREE OF DIVORCE

Case No. 264401364

Judge Derek Pullan

Commissioner Dustin Hardy

Petitioner, Steven Beard, through his attorneys, Neva Short and Clay Randle, and Respondent, Niccolina Balderree, through her attorney, Chad Shattuck, stipulated to a full and final resolution of all issues raised in this matter pursuant to an agreement reached on 6 August 2026. From the records, files, and papers in this matter, the Court being fully advised, and having previously made and entered its Findings of Fact and Conclusions of Law, now

ORDERS, ADJUDGES, AND DECREES

1. The bonds of matrimony heretofore existing by and between Petitioner and Respondent are hereby dissolved and each Party is hereby awarded a Decree of Divorce from the other, to become absolute and final upon entry by the Court.

PROVISIONS REGARDING TAXES

2. Parties filed married, filing jointly for federal and state taxes for 2025. Any tax refund or liability shall be divided as Parties have already agreed.

PROVISIONS REGARDING DEBTS AND OBLIGATIONS

3. During the course of the marriage, Parties acquired certain unsecured debts and obligations. These debts shall be divided, as follows:

DESCRIPTION	APPROXIMATE AMOUNT	RESPONSIBLE PARTY:
Bank of America Credit Card	\$6,007.77	Steven
Kirby Vacuum Debt	\$2,052.82	Steven

A. If there are any other debts, the debt shall be the responsibility of Party incurring the debt. Each Party shall be responsible for the debt in his or her own name unless otherwise stated herein.

B. Parties shall be mutually restrained from incurring any additional liability on any joint debts or joint credit lines. If there are any joint credit lines, they shall be closed immediately after the entry of the Decree of Divorce.

C. All debts and obligations incurred since Parties' separation shall be the responsibility of the Party who incurred the particular debt.

D. As authorized by Utah Code, Section 15-4-6.5, Parties shall notify respective creditors or obligees, regarding the division of debts, obligations, or liabilities herein and Parties' separate, current addresses.

E. Each Party shall indemnify and hold other Party harmless from all debts and obligations he or she is awarded under the Decree of Divorce. This hold harmless clause shall apply to bankruptcy proceedings.

PROVISIONS REGARDING PERSONAL PROPERTY

4. During the course of the marriage relationship, Parties acquired certain items of personal property. The personal property shall be divided as follows:

A. Parties shall be awarded vehicles as follows: (1) Niccolina shall be awarded the 2017 Hyundai Tucson and the 2023 Hyundai Elantra. Each Party shall be responsible for all remaining payments due on the vehicle in their possession. Each Party shall remove other Party's name from the vehicle insurance policy as soon as practicable. Each Party shall remove other Party's name from the vehicle's title as soon as practicable.

B. Parties shall be awarded half of the value of any joint bank accounts on the date of the signing of their Stipulation. Parties shall be awarded the bank accounts in their own name.

C. Each Party shall be awarded property he or she owned before the marriage, property he or she acquired after the date of separation, inheritance received by him or her, and gifts to him or her from their respective family.

D. Parties shall duplicate any desired family pictures and videos, so each Party has a copy. Parties shall share the costs of duplication equally.

E. The remaining personal property shall be divided as Parties have already agreed. If Parties cannot agree to a personal property division, Parties shall attend mediation. However, if neither party requests mediation within sixty days after the entry of the Decree of Divorce, each party shall be awarded the property in his or her possession.

PROVISIONS REGARDING REAL PROPERTY

5. During the course of the marriage, Parties acquired real property located at 1590 E Mink Lane Eagle Mountain, Utah 84005, legal description: Lot 276, Plat 2.2, Parkway Fields. Niccolina shall be awarded sole possession and control of the house and shall be solely responsible for mortgage payments and all other financial obligations regarding the real property.

A. Unless the parties can stipulate to the current value of the house within 14 days hereof, they shall have the real property appraised to establish the equity in the real property within thirty days of the signing of their Stipulation. The parties will use an agreed upon appraiser. If they

cannot agree on a appraiser, Niccolina shall provide Steven a list of three appraisers and Steven shall choose an appraiser from that list. The parties shall share the cost of the appraiser equally.

B. Upon the occurrence of either nine months after the signing of their Stipulation, Niccolina failing to make a payment on the mortgage, Niccolina ceasing to use the home as her primary residence, Niccolina shall either assume the existing mortgage and any loans, or refinance all mortgages on, and transfer all obligations related to, the real property into her own name and pay Steven fifty percent of the equity in the real property (determined using the loan balance on April 14, 2026 (the date of separation) and the appraised value determine above). Steven will promptly execute any documents necessary to and fully and promptly comply with Niccolina's efforts to assume or refinance the mortgage.

C. If Niccolina is unable to assume the loan on the house or refinance the loan and pay Steven his share of the equity as described herein, the real property shall be immediately listed for sale, and after Niccolina is compensated for the additional equity she created (by paying down the mortgage during the time after separation, the resulting equity or debt shall be divided equally between Parties after all obligations and debts associated with the real property have been paid. In the event the parties cannot agree on a realtor, Niccolina shall provide Steven a list of three realtors and Steven shall pick a realtor from that list. Parties shall follow the

realtor's reasonable recommendations regarding the sale of the home, including but not limited to listing price, whether to accept or reject offers and make counter-offers, and necessary repairs.

PROVISIONS REGARDING ALIMONY

6. Neither Party shall be awarded alimony.

PROVISIONS REGARDING PENSION AND RELATED ASSETS

7. Each Party shall be awarded his or her own retirement accounts free and clear of any claim from the other Party.

PROVISIONS REGARDING MISCELLANEA

I. ATTORNEY'S FEES.

8. Each Party shall be responsible for their own costs and attorney's fees incurred to reach this agreement. If either party violates a term of this agreement or the subsequent order that is entered, that Party may be entitled to reasonable attorney's fees if the Court determines he or she substantially prevailed.

II. OTHER.

9. Prior to the filing of any Petition to change any provision of the final Decree of Divorce, Parties shall attempt to resolve the issue(s) first through mediation.

10. Niccolina shall be restored to the use of her former name of Niccolina Balderree, if she so chooses.

11. Each Party shall be Ordered to execute and deliver to the other the documents required to implement the provisions of the Decree of Divorce the Court enters.

12. The Court shall grant such other and further relief as it may deem just and appropriate in this matter.

JUDGE'S ELECTRONIC SIGNATURE APPEARS ON THE TOP OF PAGE ONE

APPROVED AS TO FORM:

/s/ Chad Shattuck
Chad Shattuck
Respondent's Attorney

NOTICE OF INTENT TO SUBMIT ORDER FOR COURT'S SIGNATURE

TO: Chad Shattuck

As authorized by Utah Rule of Civil Procedure 7(j)(4)-(5), the undersigned attorney will submit the foregoing Decree of Divorce for the Court's signature upon the expiration of seven days from the date of this Notice, unless written objection is filed prior to that time.

Dated 12 August 2026.

BROWN FAMILY LAW, LLC

/s/ Neva Short

Neva Short

Petitioner's Attorney

CERTIFICATE OF SERVICE

I hereby certify that on 12 August 2026 I caused to be served a true and correct copy of the foregoing by email, addressed to the following:

Chad Shattuck
chad@tyshlaw.com
Respondent's Attorney

/s/ Neva Short

Neva Short
Petitioner's Attorney