Thomas John Schmitz
1172 E Center St
Springville, UT 84663
801-995-9332
tj@tjschmitz.com
Petitioner

In the District Court of Utah
Fourth Judicial District
137 North Freedom Boulevard, Provo, UT 84606

In the Matter of the Marriage of Thomas John Schmitz *Petitioner* and Krista Lynn Schmitz *Respondent*	**Decree of Divorce** Case 254403519 Judge Tony F Graf, Jr. Commissioner Dustin A Hardy

The Court, having entered its Findings of Facts and Conclusions of Law, and being otherwise fully advised, adjudges and decrees as follows:

1. The Stipulated Divorce Agreement is granted and the parties are granted a decree of divorce.

Personal Property

2. All personal property not addressed in the divorce should be divided as the parties have already divided it.

Vehicles

3. Vehicles will be divided as follows:
    a. Year: 2014
    Make: Ford
    Model: Escape
    VIN: N/A
    Owner (before divorce): Thomas J Schmitz
    Current value: $4,211.00
    Amounts Estimated: no

Ownership After Divorce: Thomas John Schmitz

i. Lender: Mountain America Credit Union
Address: 800 S. Monroe St., Sandy, UT 84070
Date Acquired: N/A
Amount Owed: $7,314.39
Amounts Estimated: no
Monthly Payment: $279.47
The debt will be paid as follows: Thomas John Schmitz will pay the entire debt. Thomas John Schmitz will provide a copy of the divorce decree to the lender.

b. Year: 1997
Make: Ford
Model: Econo/Club Wagon E350
VIN: N/A
Owner (before divorce): Thomas J Schmitz
Current value: $1,299.00
Amounts Estimated: no
Ownership After Divorce: Thomas John Schmitz
Loan: N/A

c. Year: 1967
Make: Ford
Model: F25 COE
VIN: N/A
Owner (before divorce): Thomas J Schmitz
Current value: $500.00
Amounts Estimated: yes
Basis of Estimation: online listings
Ownership After Divorce: Thomas John Schmitz
Loan: N/A

Bank and credit union accounts

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

a. Account Number: 9360
Account Type: checking
Institution Name: UCCU
Address: 360 W 4800 N Suite E160, Provo, UT 84604
Date Opened: Jul 1, 2013
Balance (US Dollars): $116.71
Estimated: no
Owner: Thomas John Schmitz and Krista Lynn Schmitz
Co-Owner(s): N/A
Divide as follows: Thomas John Schmitz should be awarded the entire balance of $116.71 from this money.

Debts

5. Each party will be ordered to assume and pay debts as follows. The party

assuming the debt must put the debt in their name and pay it. If they can't put the debt in their name, they must still pay it. If a party pays a debt they are not responsible for, they can recover that amount from the responsible party.

Credit Card Debt

a. Account Number: 5448
Institution Name: Bank of America
Address: 100 North Tryon Street, NC1-007-56-06, Charlotte, NC 28255
Amount owed on debt (in US Dollars): $7,970.82
Minimum Monthly Payment (in US Dollars): $262.00
Owner: Thomas J Schmitz
The debt will be paid as follows: Thomas John Schmitz will pay the entire debt.
Thomas John Schmitz will provide a copy of the divorce decree to the lender.

b. Account Number: 2585
Institution Name: Mercury
Address: PO BOX 84064 COLUMBUS GA 31908-4064
Amount owed on debt (in US Dollars): $935.69
Minimum Monthly Payment (in US Dollars): $34.32
Owner: Thomas J Schmitz
The debt will be paid as follows: Thomas John Schmitz will pay the entire debt.
Thomas John Schmitz will provide a copy of the divorce decree to the lender.

c. Account Number: 5006
Institution Name: American Express
Address: PO BOX 60189 CITY OF INDUSTRY CA 91716-0189
Amount owed on debt (in US Dollars): $5,076.41
Minimum Monthly Payment (in US Dollars): $185.10
Owner: T.J. Schmitz
The debt will be paid as follows: Thomas John Schmitz will pay the entire debt.
Thomas John Schmitz will provide a copy of the divorce decree to the lender.

d. Account Number: 0001
Institution Name: Mountain America Credit Union
Address: 9800 South Monroe St, Sandy UT, 84070
Amount owed on debt (in US Dollars): $4,776.47
Minimum Monthly Payment (in US Dollars): $140.00
Owner: Thomas J Schmitz
The debt will be paid as follows: Thomas John Schmitz will pay the entire debt.
Thomas John Schmitz will provide a copy of the divorce decree to the lender.

Installment Loan Debt

e. Account Number: 5836
Institution Name: Greensky
Address: PO BOX 2730, Alpharetta, GA 30023-2730
Amount owed on debt (in US Dollars): $5,284.99
Minimum Monthly Payment (in US Dollars): $123.25
Owner: Thomas Schmitz
The debt will be paid as follows: Thomas John Schmitz will pay the entire debt.
Thomas John Schmitz will provide a copy of the divorce decree to the lender.

Real Property

6. The parties acquired the following real property during the marriage:
   a. Description: house
   Address: 1172 E Center St, SPRINGVILLE, Utah, Utah 84663 United States
   Tax ID: 23:047:0104
   Legal Description: COMMENCING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 65.47 FEET AND EAST 2463.49 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 1°26' EAST 243.79 FEET; THENCE SOUTH 89°45'40" EAST 80 FEET; THENCE NORTH 1°26'46" WEST 243.28 FEET; THENCE NORTH 89°22'30" WEST 80 FEET TO THE POINT OF BEGINNING.
   Date property acquired: Jul 19, 2011
   Names on title: Thomas John Schmitz, Krista Schmitz
   Original cost: $260,000
   Current value: $595,500.00
   Property values estimated: yes
   Estimation basis for property value: internet, Utah Cty tax assessment
   Disposal: Deferred Sale of Marital Residence Ownership and Occupancy: The parties shall continue to jointly own the marital residence located at 1172 E Center St, Springville, UY 84663, hereafter referred to as the "Property," as tenants in common. Thomas John Schmitz shall have exclusive use and possession of the Property. The Parties agree to execute and record a quitclaim deed to reflect this ownership arrangement, with the understanding that Krista Lynn Schmitz is retaining their full ownership interest and title. IRS Section 121 Compliance: The Parties intend for this arrangement to comply with Section 121 of the Internal Revenue Code, which allows for the exclusion of capital gains on the sale of a principal residence. For purposes of satisfying the "use" test under Section 121, the Parties agree that Thomas John Schmitz's continued use of the Property as a principal residence shall be attributed to Krista Lynn Schmitz as long as she retains an ownership interest in the Property, as provided for in Treasury Regulation Section 1.121-4(b)(2).

Future Sale of the Property: The Property shall be sold to a third party upon the occurrence of the first of the following events: * Thomas John Schmitz remarries or cohabits with a romantic partner for more than six months. * Both Parties mutually agree in writing to sell the Property. * Thomas John Schmitz defaults on their financial obligations as defined in this agreement for more than 90 days. Division of Proceeds: Upon the sale of the Property, the net proceeds (defined as the sale price minus outstanding mortgage balance, customary closing costs, realtor commissions, and outstanding Greensky installment loan balance) shall be distributed as follows: * Equalization Payment: Thomas John Schmitz shall be reimbursed for all post-divorce mortgage principal payments made exclusively by them. * Fifty-Fifty Split: The remaining net proceeds shall be divided equally between the Parties.

i. Creditor: N/A
Names on mortgage: THOMAS JOHN SCHMITZ
Date mortgage acquired: Oct 1, 2021
Mortgage balance: $209,524.10
Monthly payment: $1,410.95
Mortgage values estimated: no
This mortgage will be paid as follows after the divorce: Thomas John Schmitz will pay the entire debt. Thomas John Schmitz will provide a copy of the divorce decree to the lender.

b. Description: overlap
Address: 1172 E Center St, SPRINGVILLE, Utah, Utah 84663 United States
Tax ID: 23:047:0154
Legal Description: Commencing at a point which is South along the Section line 65.47 feet and East 2463.49 feet from the West Quarter Corner of Section 34, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 01° 26' East 243.79 feet; thence South 89° 45' 40" East 80.00 feet; thence North 01° 26' 46" West 243.28 feet; thence North 89° 22' 30" West 80.00 feet to the point of beginning Date property acquired: Jun 21, 2017
Names on title: Thomas John Schmitz
Original cost: $10
Current value: $1,400.00
Property values estimated: yes
Estimation basis for property value: county tax records
Disposal: The property received from Jessie Anderson will be sold with the Marital Residence and will be handled under the same terms.

i. Creditor:N/A ,
Names on mortgage: N/A
Date mortgage acquired: N/A
Mortgage values estimated: N/A
This mortgage will be paid as follows after the divorce: N/A

Alimony

10. No alimony shall be paid to the Respondent.

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: 2540
    Plan Name: NORTHWEST PIPE COMPANY 401(K) PLAN
    Plan Administrator: STANDARD RETIREMENT SERVICES, INC
    Company Name: NORTHWEST PIPE COMPANY
    Address: 900 SW 5TH AVE. CSLB PORTLAND, OR 97204-1235
    Date Opened: Sep 1, 2020
    Plan Value: $21218.24
    This plan is in the name of: Thomas John Schmitz
    Divide as follows: The entire account should be awarded to Thomas John Schmitz.

Duty to sign documents

13. 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

14. The Respondent's name changed back to her former name Krista Lynn Thornton

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

Date _____ Signature - TFG _____

Commissioner - TFH _____

Date 11/2/2026 Signature _____



Judge Tony F. Graf, Jr.

Approved as to form:

Date 10/27/2026 Signature Thomas John Schmitz

Petitioner THOMAS JOHN SCHMITZ

Date 10/27/2026 Signature Krista J Schmitz

Respondent Krista L. Schmitz