The Order of the Court is stated below:
Dated: November 06, 2026 06:48:14 PM **/s/** DEREK P PULLAN
District Court Judge

Cole P. Crowther (16432)
Vanessa J. Loveless (19602)
DENTONS DURHAM JONES PINEGAR P.C.
1557 W. Innovation Way, Suite 400
Lehi, Utah 84043
Telephone: (801) 375-6600
Email: cole.crowther@dentons.com
vanessay.peery@dentons.com

Attorneys for Plaintiff

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

ST. JOHN PROPERTIES UTAH, LLC, a Maryland limited liability company,1 Plaintiff, vs. CHIKONDI PROPERTIES LLC, an Indiana limited liability company, DEMETRICE BURTON, an individual, and EMILY BURTON, an individual, Defendants.	**AUGMENTED JUDGMENT** 2Civil No. 250402159 Judge Derek Pullan

The matter came before the Court on Plaintiff's *Ex Parte Motion to Augment Final Judgment*, dated August 31, 2026. Having reviewed the filings and for other good cause appearing, it is hereby ORDERED, ADJUDGED, and DECREED:

1. For the reasons outlined in Plaintiff's *Ex Parte Motion to Augment Final Judgment*, the Motion is hereby GRANTED.

2. Plaintiff is awarded an augmented judgment against Defendants Chikondi Properties LLC, Demetrice Burton, and Emily Burton jointly and severally in the amount of $221,849.18, consistent with the below chart:

Total Rent (Including Interest, Late Fees, Utilities, Move Out Costs)	$206,092.45
Total Attorneys' Fees and Costs	$15,756.73
TOTAL DAMAGES:	**$221,849.18**

3. This order and judgment in the amount of $221,849.18 is enforceable against Defendants jointly and severally.

4. Plaintiff is awarded its attorney's fees and costs incurred to date in bringing this action which have been established pursuant to Camila Castro's affidavits in support of the Motion for Default Judgment and Ex Parte Motions to Augment Final Judgment, respectively, and which is included in the table above.

5. Plaintiff is awarded its costs and fees to be incurred in efforts to collect on this judgment, the amount of which will be supplemented by affidavit pursuant to Utah Law.

6. Plaintiff is entitled to post judgment interest at a rate as allowed by law at the statutorily set post-judgement interest rate.

****Executed by the Court as indicated by the date and seal at the top of the first page****

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on September 1, 2026, she caused a true and correct copy of the foregoing document to be served on the following by the means indicated.

Chikondi Properties LLC	__X__	US Mail (postage pre-paid)
Demetrice Burton	____	Electronic Filing
Emily Burton	____	Email
7320 Holliday Dr., W.	_____	Hand Delivery
Indianapolis, IN 46260	_____	Facsimile

/s/ Kim Altamirano