

**The Order of the Court is stated below:**

**Dated:** April 20, 2026  
09:40:07 AM

/s/ DAVID J WILLIAMS  
District Court Judge



Timothy S. Deans, Utah Bar No. 13193  
1309 W South Jordan Pkwy, Ste 200  
South Jordan, UT 84095  
Tel. (801) 254-9450  
Fax (801) 254-9451  
Email: deanstimothy@hotmail.com

Attorney for Plaintiff

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SECOND DISTRICT COURT, FARMINGTON DEPARTMENT  
DAVIS COUNTY, STATE OF UTAH

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BRAXTON CHARLES MATTUCCI,

Plaintiff,

vs.

AMIE DAWN WALKER,

Defendant.

**JUDGMENT**

Civil No.: 23-0700118 EV

Judge: DAVID J. WILLIAMS

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This matter came before the Court for a bench trial on December 11, 2025. The Court thereafter entered its Findings of Fact and Conclusions of Law on March 16, 2026. Based upon those Findings of Fact and Conclusions of Law, and good cause appearing, the Court hereby **ORDERS:**

1. Judgment is entered in favor of Plaintiff, Braxton Mattucci, and against Defendant, Amie Dawn Mora (also known as Amie Dawn Walker), on all claims and counterclaims. Defendant's claims, including her claim for quiet title, constructive trust, and voidable transactions, are hereby dismissed with prejudice.

2. The Court hereby orders that title to the following real properties located in Davis County, Utah, is quieted in Plaintiff, Braxton Charles Mattucci, free and clear of any claim, interest, or encumbrance asserted by Defendant:

Syracuse Property:

2109 South 3400 West  
Syracuse, Utah 84075

Parcel ID: 120990084

Legal Description:

ALL OF LOT 84, RANCHETTES WEST NO 2. CONT. 0.51 ACRES.

Bountiful Property:

138 West 1700 South  
Bountiful, Utah 84010

Parcel ID: 030890005

Legal Description:

ALL OF LOT 5, FELLER DRIVE SUB. CONT. 0.265 ACRES

Defendant has no right, title, or interest in either property.

3. The purported quit claim deeds dated November 9, 2007, are invalid and unenforceable, and did not transfer title to Defendant; the alleged contract dated June 3, 2008, does not create any enforceable interest in the Syracuse property; Defendant has no equitable or legal ownership interest in either property; and Plaintiff holds superior title to both properties.

4. Defendant is in unlawful detainer of the Syracuse Property pursuant to Utah Code § 78B-6-802. Plaintiff is entitled to possession of the Syracuse Property.

5. Plaintiff is not awarded monetary damages, including rent, damages, or treble damages, as Plaintiff did not meet the burden of proof for such damages.

6. Any and all Notices of Pendency of Action (Lis Pendens) recorded against the Syracuse Property and the Bountiful Property in connection with this action are hereby: cancelled, released, and expunged. The Davis County Recorder is authorized and directed to remove and release any such notices upon presentation of a certified copy of this Judgment.

7. If necessary to effectuate this Judgment: Defendant is ordered to execute any documents required to confirm Plaintiff's title. In the event Defendant fails or refuses to do so, this Judgment shall operate as a conveyance and may be recorded to establish title.

Certificate of Service

I certify on March 25, 2026 the foregoing was served by email to the following:

Matthew Bartlett  
Attorney for Defendant  
bartlett\_law@hotmail.com

/s/ Timothy S. Deans

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