

The Order of the Court is stated below:

Dated: May 14, 2026
03:14:42 PM

/s/ JENNIFER VALENCIA
District Court Judge



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**DISTRICT COURT OF THE STATE OF UTAH
SECOND JUDICIAL DISTRICT
DAVIS COUNTY**

IN THE MATTER OF THE MARRIAGE OF:	DECREE OF DIVORCE
KYLE JAMES AYRTON, Petitioner	Case No. 254701263
and	Judge: Jennifer Valencia
JENNIFER DENISE AYRTON, Respondent	Commissioner: Julie Winkler

The above-entitled matter came before the Court on the Petitioner's Request to Submit for Decision and Affidavit of Jurisdiction and Grounds for Divorce. The parties have entered into a Memorandum of Understanding relating to a final settlement in this divorce action and have resolved all issues before the Court. The Court having accepted the parties' Memorandum of Understanding, for good cause appearing, having reviewed the applicable laws, and all pleadings, and being fully advised in the premises, having previously entered its Findings of Fact and Conclusions of Law, hereby **ORDERS, ADJUDGES, AND DECREES:**

DIVORCE

1. The parties are awarded a divorce from one another on the grounds of irreconcilable differences. The Petitioner and Respondent have been unable to resolve their marital problems, making it impossible for the marriage to continue.

REAL PROPERTY

2. On or around October of 2015, the parties acquired the home and real property located at 969 South Spy Glass Hill Road, Syracuse, Utah 84075 (Parcel No. 12-750-0907) (hereinafter the "Marital Home").

3. Petitioner is awarded the Marital Home as his sole, separate, and exclusive property, subject to the terms and conditions set forth herein, and the Respondent shall execute a quit-claim deed transferring the Marital Home into the Petitioner's name alone.

4. Respondent's equitable interest in the Marital Home is \$332,431.

5. Petitioner shall, within one hundred twenty (120) days from the entry of this Decree of Divorce, either (a) refinance the existing mortgage loan or loans encumbering the Marital Home, or (b) obtain additional financing secured by the Marital Home, including but not limited to a home equity line of credit or second deed of trust, in either event in an amount sufficient to pay Respondent the equity payment required under Paragraph 10.

6. If Petitioner has not, within one hundred twenty (120) days of the entry of this Decree, completed refinancing or obtained such secondary financing sufficient to fund Respondent's equity payment, the Marital Home shall be listed for sale with a mutually agreed-upon licensed real estate agent within seven (7) days following expiration of the 120-day period.

7. In the event the Marital Home is listed for sale, the parties shall follow the professional advice of the agreed-upon real estate agent regarding list price, price reductions, and marketing of the property.

8. Respondent shall vacate the Marital Home within fourteen (14) days following receipt of her equity payment.

9. In the event of a sale of the Marital Home, the parties shall share equally in all Realtor fees and closing costs associated with the sale.

10. Whether the Marital Home is retained through refinancing or other financing, or is sold, Respondent shall receive \$332,431, less her equal share of Realtor fees and closing costs if the property is sold, irrespective of whether the final sale price exceeds or falls below the parties' current estimated market value of \$900,000.

11. Petitioner shall continue depositing his income into the parties' joint account and shall continue paying the ordinary and customary expenses associated with the Marital Home, as well as joint marital expenses, until such time as the Marital Home is refinanced or sold and Respondent has received her equity payment.

12. During this interim period, both parties may utilize funds from the joint account for reasonable and necessary expenses. All expenditures shall be reasonable, documented, and shall not exceed Petitioner's monthly net income.

13. Any fixtures or items permanently affixed to the Marital Home, including but not limited to built-in appliances, shall remain with and transfer with the Marital Home awarded to

Petitioner. Freestanding appliances, including but not limited to refrigerators, washer and dryer units, and any freestanding freezer located at the Marital Home, shall be treated as marital personal property and shall be divided by the parties pursuant to the alternating personal property selection process set forth herein.

ALIMONY

14. Petitioner shall pay to Respondent alimony in the amount of \$2,000 per month.

15. The duration of alimony shall be eleven (11) years from commencement.

16. Alimony payments shall commence the month following Respondent's receipt of her real property equity payment and her vacating the Marital Home, or alternatively, the month following the sale of the Marital Home, whichever occurs first.

17. The alimony obligation shall terminate upon the earliest of the following: (a) expiration of the eleven (11) year term; (b) the death of either party; (c) Respondent's remarriage; or (d) termination upon proof of cohabitation as provided in Utah Code § 81-4-505.

TAXES

18. The parties shall file their 2025 federal and state income tax returns jointly. Any tax liability associated with the parties' 2025 joint federal and state income tax returns shall be divided equally between Petitioner and Respondent.

DIVISION OF REMAINING MARITAL ASSETS

19. Except for the Marital Home and personal property, the remaining marital assets shall be divided as follows.

20. Petitioner is awarded as his sole and separate property the following assets:

a. America First Credit Union Money Market Account (portion allocated) –

\$10,000.00

- b. Crypto Holdings – \$2,452.00
- c. Venmo Balance – \$160.00
- d. Petitioner's Traditional IRA (Fidelity Investments) – \$82,913.00
- e. Petitioner's Roth IRA (Fidelity Investments) – \$60,797.00
- f. 2016 Nissan Maxima – \$13,000.00
- g. Golf Cart – \$3,000.00

21. Respondent is awarded as her sole and separate property the following assets:

- a. America First Credit Union Savings – \$2,500.00
- b. America First Credit Union Checking – \$2,227.00
- c. America First Credit Union Money Market (remaining portion) – \$75,694.00
- d. America First Credit Union Money Market (residual balance) – \$0.01
- e. America First Credit Union account in Respondent's name (separate account) – \$100.00
- f. Fidelity Brokerage – Taxable Account – \$110,156.00
- g. Motiv Health – \$3,990.00
- h. Respondent's Roth IRA (Fidelity) – \$57,769.00
- i. Respondent's Discover Retirement (Fidelity) – \$14,800.00
- j. 2019 Buick Enclave – \$17,000.00

22. Respondent will solely retain any future lump sum disability award.

PERSONAL PROPERTY

23. The parties shall divide their marital personal property by alternating selections of items, with Respondent receiving the first selection.

24. Any marital gift cards with remaining balances shall be divided equally between the parties.

CONTINGENT BUSINESS PROCEEDS

25. If Petitioner receives any payout or proceeds arising from the sale of Tricked Out, the business where he is currently employed, such proceeds shall be divided equally between Petitioner and Respondent.

LIFE INSURANCE

26. Petitioner shall maintain a policy of life insurance on his life, with Respondent designated as beneficiary, in an amount sufficient at all times to secure the outstanding alimony obligation owed under this Decree.

27. The required life insurance coverage shall decrease as the alimony obligation decreases and shall terminate upon the expiration or earlier termination of the alimony obligation.

MORTGAGE OBLIGATION

28. The mortgage encumbering the Marital Home, identified as the Cache Valley Bank mortgage with an approximate balance of \$115,224.00, shall be assumed and paid solely by Petitioner.

29. Petitioner shall indemnify and hold Respondent harmless from any liability associated with said mortgage obligation.

MISCELLANEOUS

30. Petitioner shall pay the mediator's fees incurred for the mediation conducted on February 9, 2026, from the parties' joint bank account.

31. Except for the mediator's fees described above, each party shall be solely responsible for his or her own attorney fees and costs incurred in this matter, including any current balances due and owing, fees associated with the February 9, 2026 mediation, and all fees and costs incurred thereafter.

**THIS IS THE SIGNED ORDER OF THE COURT WHEN SIGNED ELECTRONICALLY
BY THE COURT ON THE FIRST PAGE OF THIS DOCUMENT**

Approved as to form:

/s/ Nicholas Schwarz (signed by Aaron M. Reed with express permission given by e-mail)
Nicholas Schwarz
Attorney for Respondent