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IN THE SECOND JUDICIAL DISTRICT COURT
OF DAVIS COUNTY, STATE OF UTAH

800 West State Street, P.O. Box 769, Farmington, Utah 84025

In the matter of the marriage of:

KEN MAYNARD, JR.,

Petitioner

and

CASSIE MARIE LOPEZ,

Respondent.

DECREE OF DIVORCE

Civil No. 264700061
Judge Jennifer Valencia
Commissioner Julie Winkler

The Court, having entered its FINDINGS OF FACT AND CONCLUSIONS OF LAW, and for good cause and other consideration, hereby enters the following DECREE OF DIVORCE as follows:

1. The parties shall be granted a decree of divorce upon the grounds of irreconcilable differences.
2. The parties have no children together.
3. The marital home and real property located at 3167 North 1500 East in Layton, Utah shall be handled as follows:

a. Pending completion of the buyout addressed at Paragraph 3(b) below, Cassie is awarded temporary exclusive use and occupancy of the property, being solely responsible for and keeping current the mortgage and heloc payments, taxes, insurance, all utilities and routine/regular upkeep and maintenance in connection with the property.

b. Cassie shall have the opportunity to conduct a buyout of Ken's interest in the property. The terms of the buyout are as follows-

i. Within twelve months of the date of entry of the decree, Cassie shall complete the following-

A. Refinance, assume or otherwise finance the mortgage and heloc loans on the property in order to remove Ken from these obligations.

B. Pay to Ken the total sum of \$171,000.00.

ii. Ken shall cooperate with Cassie's efforts to complete the buyout, including completing and signing any forms necessary in order to effectuate the buyout. In connection with the buyout, Cassie shall be responsible for all associated costs.

iii. Upon completion of the buyout, Cassie is awarded the property as her sole and separate property free and clear of any claim or interest of Ken, together with all equity therein and subject to all debt and encumbrance thereon; which she shall hold him harmless from. In conjunction with this, Ken shall execute a quitclaim deed (or other type of

deed if required by a lender) in order to deed the property to Cassie in its entirety.

c. Should Cassie become delinquent in two or more mortgage and/or heloc payments, should there be a delinquency in the mortgage and/or heloc obligation(s) which affects Ken's credit, or should Cassie fail to complete the buyout in accordance with the terms and deadlines set forth above; then the property shall be promptly listed for sale and sold. In the event of a sale of the property, the following provisions shall apply-

i. Cassie may continue to reside in the property until it is sold, being solely responsible for and keeping current the mortgage and heloc payments, taxes, insurance, utilities and routine/regular upkeep and maintenance in connection with the property; keeping the property in marketable and showing condition.

ii. Cassie shall solely handle all aspects of the sale, including selection of a relator and the terms of the sale. Ken shall cooperate fully with the listing and sale, including signing a listing agreement with the realtor of Cassie's choice, and signing off on any other documents required in relation to the listing and sale. Both parties shall exercise every reasonable and best efforts to sell the property and cooperate with the realtor in all respects in order to sell the property in a timely fashion including accommodating showings and following the

reasonable recommendations of the realtor regarding pricing and acceptance of offers.

iii. Cassie shall be solely responsible for all costs of the sale, including closing costs, and commissions.

iv. Upon the sale of the property, the sale proceeds shall be used to pay in full and retire the mortgage and HELOC loans; together with paying the costs of the sale, including closing costs and commissions.

v. After satisfaction of the foregoing obligations, Ken is awarded \$171,000.00 from the net sale proceeds.

vi. After payment to Ken, Cassie is awarded all remaining net proceeds from the sale.

4. The rental home and real property located at 225 Tivoli Circle in Davenport, Florida shall be handled as follows:

a. The home is in the process of being sold. The parties shall continue to move forward with sale of the property until completion of the sale. In connection with this, both parties shall exercise every reasonable and best efforts to sell the property and cooperate with the realtor in all respects in order to sell the property in a timely fashion including accommodating showings and following the reasonable recommendations of the realtor.

b. Upon the sale of the property, the sale proceeds shall be used to pay in full and retire the mortgage loan; together with paying the costs of the

sale, including closing costs and commissions. Once these obligations are satisfied, the net sale proceeds shall be allocated as follows-

i. If the net sale proceeds are \$122,000.00 or less, then Cassie is awarded 100% of the net sale proceeds.

ii. If the net sale proceeds exceed \$122,000.00, then Cassie is awarded the first \$122,000.00, and any net proceeds over \$122,000.00 shall be divided equally, with each party awarded 50% of any net sale proceeds greater than \$122,000.00.

5. The personal property shall be divided as set forth in the following. Any items of personal property not named in the list is/are awarded to the party in possession of the item. The parties shall coordinate through legal counsel in order to arrange a date and time for the personal property to be retrieved by Ken, with the date to occur within 60 days of the date of this Stipulation. In connection with this, on the date scheduled for the retrieval, the time frame of the retrieval shall not exceed 8 hours, however if it cannot be completed within this time frame, counsel will coordinate to arrange a follow up date and time for completion of the retrieval.

Living room

75" Samsung TV	Ken
couch	Cassie
Matching chairs	Cassie
Fake olive tree	Cassie
Freestanding lamp	Cassie

Large dog bed	Cassie
Dining room table and chairs	Cassie
Entertainment cabinet	Cassie
Apple TV 4K	Ken
Sound bar	Ken
Apple HomePod	Cassie
Couch	Cassie
coffee table	Cassie
Round table	Cassie

Sun room

2 tumbling mats	Ken-black mat Cassie-gray mat
Throw rug	Cassie
Wall mirror	Ken
Heavy standing mirror	Ken
Light standing mirror	Cassie
pole	Ken

Office

Grooming table	Cassie
Desk and filing cabinet	Cassie
Home pod	Ken
Standing desk	Cassie

projector	Ken

Entryway

Entryway table	Ken
Games	Split
Entryway decorations	Cassie
Runner rug	Cassie
Big clock	Cassie
Drone	Ken
Silks	Ken
Money tree	Ken

Loft

Sectional Couch	Ken
Sony TV	Cassie
Xbox	Cassie
Nintendo Switch	Ken
Apple TV	Ken
Brown thrower blankets	Ken
All music equipment	Cassie
Alice painting	Ken
IKEA bookshelf	Cassie
VR headset	Ken
Craft supplies	Cassie
Apple HomePod	Ken
Decorations	Cassie

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Spare bedroom

Queen bed	Ken
Wall decor	Cassie
Dog pen panels	Cassie

Master bedroom

King bed	Cassie
2 night stands	Cassie
1 night stand	Ken
75" TV	Cassie
Apple TV	Cassie
Massage table	Ken
Bench	Cassie
Vanity	Cassie
Dumbbell	Ken
Lamps	Cassie
Smart plugs	Ken
fireplace	Cassie
Mini photo printer	Ken

Kitchen

Hexclad cookware	Ken
Stainless steel cookware	Cassie
Silverware	Ken
Cuco knives	Ken
Red crockpot	Ken

Silver crockpot	Cassie
KitchenAid mixer	Cassie
Nespresso machine	Ken
Toaster	Cassie
Tea kettle	Cassie
Rice cooker	Ken
Tagine pot	Ken
Insta pot	Ken
Wooden bowl	Ken
My coffee mugs	Ken
Champagne, flutes, copper mugs, chambong, whiskey glasses	Ken
Knife sharpener	Ken
Wine bottle opener	Ken
Tupperware	Split
Milk frother	Cassie
Baking pans	Split
Springform pans	Ken
Cookie sheets	Cassie
All bottles of wine	Split
Alcohol from Costco	Split
Hard liquor	Split
France plate	Cassie

Hot pot	Cassie
White serving dishes	Ken
Other serving dishes	Cassie
Long bench and 2 matching chairs	Ken
Two matching bar chairs	Cassie
Food scale	Cassie
Cutting boards	Split
Silicone microwave dish cover	Ken
Kitchen towels	Cassie
Red clock	Cassie
Blender	Cassie
Juicer	Cassie
Red silicone pad	Ken
Cooking utensils	Split
Kitchen spices	Cassie
Salt and pepper grinder	Cassie
Charcuterie board	Ken
Breakfast trays	Split

Master bathroom

My laundry basket	Ken
Throw rugs	Cassie
Bamboo shower stool	Ken
Steam iron	Cassie

Full size mirror	Ken
Wall jewelry box	Cassie
Waxing pot	Ken
Bathroom scale	Ken
blood pressure monitor	Ken

Hall closet

Pokémon blanket	Ken
All towels and wash rags	Cassie
All bed sheets	Cassie
Airplane pillows	Cassie
All in 1 washer and dryer	Cassie
Grey washer and dryer	Cassie

Outdoor

Gliding chairs	Ken
Patio set	Cassie
throw rug	Cassie
Outdoor dining set	Cassie
Smoker grill	Ken
Outdoor table	Cassie
Plastic bone furniture	Cassie
Outdoor bed	Cassie
Outdoor dog fence	Cassie
Outdoor shed	Cassie

Ego lawnmower	Cassie
Ego brush	Cassie
ego blower	Cassie
Lawn care tools	Cassie
Outdoor plants	Cassie
Front porch rug	Ken
Dumbbells	Ken
Apple home pod	Ken

Garage

Freezer	Cassie
PA speakers	Ken
Projector screen	Ken
Laser printer	Cassie
Suitcases	Split
Portable lawn chairs	Cassie
Bike	Cassie
Holiday decorations	Split
Double point Lyra	Ken
Table-less Lyra	Cassie
Ladder	Ken
Step ladder	Cassie
Dyson vacuum	Cassie
Craftsman power tools	Ken
Dog stroller	Cassie
Tools	Ken, except

	Cassie's premarital tools
Snow shoes	Split
Pop-up shade	Cassie
Snorkel equipment	Split
Shop vacuums	Split
Bike hitch	Ken
Cooler new	Cassie
Cooler old	Ken
Camping equipment	Split
Easy up	Cassie
Small cooler	Cassie
Fishing equipment	Cassie
Martial arts equipment	Ken
Yoga equipment	Cassie
Weight vest	Ken
Handstand canes	Cassie
Nerf guns	Ken
Crafts	Cassie
Stuffed Pokémon	Ken
Online teaching stuff	Cassie
Paddle board black	Ken
Paddle board blue old	Cassie
Paddle board blue new	Ken
Paddle board electric pump	Cassie

Scottish blanket	Ken
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Basement

Orbi router	Ken
Eufy hub	Ken
Weight batch	Ken
Free weight set	Ken
Photo of my h2h	Ken
Washer and dryer	Cassie

Eufy cameras: Cassie awarded the 4 outdoor cameras. Ken awarded the 2 free-standing indoor cameras. Cassie is awarded her crystal gold earrings. Each party is awarded their clothing and personal effects.

6. Cassie is awarded the 2019 Tesla as her sole and separate property free and clear of any claim or interest of Ken. Within 30 days of the date of this Stipulation, the parties shall cooperate in order to exchange and sign off on title(s) as necessary.

7. Ken is awarded the 2021 Nissan Rogue as his sole and separate property free and clear of any claim or interest of Cassie. Within 30 days of the date of this Stipulation, the parties shall cooperate in order to exchange and sign off on title(s) as necessary.

8. The debts shall be divided as follows:

a. Cassie. The following debts are assigned to Cassie:

- i. Cypress Credit Union (Tesla) - Within 60 days of the date of entry of the decree of divorce, Cassie will pay off, refinance, assume or otherwise finance this debt in order to remove Ken's name from the loan and from any liability on the obligation, with Ken to cooperate with this, including completing and signing any required forms.
- ii. Any credit cards solely in her name, any debts incurred solely by her and/or in her name, and any debts incurred solely by her since the date of separation on 1/14/26.
- iii. Her own medical and dental expenses
 - b. Ken. The following debts are assigned to Ken:
 - i. AFCU (Nissan).
 - ii. Any credit cards solely in his name, any debts incurred solely by him and/or in his name, and any debts incurred solely by him since the date of separation on 1/14/26.
 - iii. His own medical and dental expenses
 - c. Each party shall indemnify and hold the other party harmless from the debts and obligations assigned to them above. Any undisclosed debt(s) shall be assigned to the party who failed to disclose the debt(s).
 - d. The loans owing to Penny Mac for the mortgage and the loan owing to AFCU for the HELOC on the real property identified at Paragraph 3 above shall be handled as follows:

i. The loans are solely in Ken's name but are marital obligations.

ii. Cassie shall continue to service the monthly mortgage and HELOC payments on the loans pending a buyout or sale of the property as addressed at Paragraph 3 above.

iii. In the event of a buyout, Ken's name will be removed from the obligations.

iv. In the event of a sale, the loans will be satisfied and paid in full out of the sale proceeds, thereby extinguishing the obligations.

e. The loan owing to Penny Mac for the mortgage on the real property identified at Paragraph 4 above shall be handled as follows-

i. The loan is solely in Ken's name but is a marital obligation.

ii. Ken shall continue to service the monthly mortgage payments on the loan pending sale of the property as addressed at Paragraph 4 above. In conjunction with the sale, the loan will be satisfied and paid in full out of the sale proceeds, thereby extinguishing the obligation.

9. Each party is awarded any and all retirement, pension and investment assets, interests and accounts in their own name as their sole and separate property free and clear of any claim or interest of the other party.

10. The financial institution accounts shall be handled as follows:

- a. There are no joint financial institution accounts.
- b. Cassie is awarded her AFCU (#5435) account, and Ken is awarded his AFCU (#8663) account.
- c. The business account at AFCU (#5949) related to the business identified at Paragraph 12 below is awarded to Cassie as her sole and separate property free and clear of any claim or interest of Ken.
- d. The Florida house account at AFCU (#5491) related to the real property identified at Paragraph 4 above will remain open until the property sells. When the property sells the account shall be closed, with the parties to divide equally any funds in the account. The parties shall cooperate in order to complete and sign any forms necessary to close the account, which shall be completed within 30 days of the property sale closing date. The funds in this account shall only be used for the maintenance and expenses related to the property.
- e. Ken is awarded the HSA account in his name as his sole and separate property free and clear of any claim or interest of Cassie.
- f. Taxes shall be handled as follows:
- g. All state and federal tax returns for 2024 and prior joint filings are concluded and resolved without any outstanding issues, and all tax liability, refunds and stimulus funds have been allocated to the mutual satisfaction and agreement of the parties.

h. The parties shall file joint state and federal tax returns for 2025. The returns shall be prepared by Annette Bejarno, with the parties to share equally the cost to prepare and file the returns. Both parties shall cooperate in order to provide all documents and information to the tax preparer that are needed in order to prepare and timely file the returns. Both parties are entitled to review and sign off on the returns before they are filed. In connection with the joint returns, in the event there is any tax liability owed, either state or federal, Ken shall be solely responsible for the obligation; in the event there is any refund, either state or federal, Ken is awarded the entirety of any refund.

i. If any stimulus funds are issued in the future, which are based upon any joint tax filing, the parties shall share equally any such funds that are received. Whichever party receives the funds, that party shall promptly notify the other party in writing and tender to the other party that party's one-half share of the funds within one week of receipt.

j. Commencing with the 2026 calendar tax year and each year thereafter, the parties shall file separate state and federal tax returns, with each party to be entitled to retain any refunds issued in relation to their individual returns free and clear of any claim or interest of the other party and solely responsible for any and all state and federal liabilities relating to their respective individual returns.

11. Cassie is awarded the businesses “Posh City Yorkies” and “Duo Lovers” as her sole and separate property free and clear of any claim or interest of Ken. Cassie is awarded the businesses, together with all business assets, equipment, accounts and property; which are awarded to her subject to any debt, liability and encumbrance thereon, which she shall hold Ken harmless from.

12. Cassie and her children (not in common with Ken) are currently covered under Ken’s dental insurance policy. Upon entry of the decree, they shall be removed from the policy and are responsible for their own dental insurance coverage at their sole cost.

13. Ken is presently covered under Cassie’s health insurance policy. Upon entry of the decree, Ken shall be removed from the policy and is responsible for his own health insurance coverage at his sole cost.

14. Commencing the month of June of 2026, each party is solely responsible for their own automobile/insurance coverage and associated premiums on the vehicles awarded to them at their own cost. The existing joint auto insurance policy shall be segregated as necessary and transferred to the appropriate party. The parties shall cooperate in order to complete and sign any forms necessary to effectuate this provision, which shall be completed within 30 days of the date of this Stipulation.

15. There are no whole life insurance or annuity policies with any cash value. Each party is awarded all term life insurance policies owned by

them, in their names, and/or issued/provided through their own employer and/or employment; with each party under an affirmative duty to change their beneficiary designations accordingly.

16. Commencing the month of June of 2026, Ken shall pay alimony to Cassie in the sum of \$600.00 per month, for a term/period of three years and six months. Alimony shall be paid in two equal monthly installment payments of one-half on or before the fifth of each month and one-half on or before the twentieth of each month. Alimony shall terminate earlier than the three-year and six month term upon the death of either party, or upon Cassie's re-marriage or co-habitation; whichever should first occur. The parties shall be responsible for their own expenses.

17. Ken is awarded Luca (dog). Luca is presently in Cassie's possession. The dog shall be picked up by Ken's daughter Isabelle on 5/17/26 at 12:00 p.m., and Ken shall not accompany Isabelle when she picks up the dog. Should Ken decide at any time to not keep the dog or should he decease, the dog shall be awarded to Cassie.

18. Ken is awarded all income and funds received in connection with the Icon medical study; past, present and future.

19. The following mutual restraints shall apply.

a. The parties shall not threaten, abuse, harm or injure the other party. This includes stalking, threatening, physically hurting, or causing any other form of abuse that could cause bodily injury.

b. Neither party will go to the residence of the other party. However, Ken shall have the right to pick up his awarded personal property as indicated in the Decree. When doing the pickup of property, Ken shall be entitled to bring people to help him move his belongings and Cassie shall have the right to have people present at the home during Ken's pickup of the property. Luca, the dog will also be picked up on Sunday, May 17, 2026 by Ken's daughter, who shall be able to effectuate the pickup of the dog.

c. The parties are precluded from posting about each other on social media, whether directly or indirectly.

d. The parties will not contact the other party, except to carry out the terms of the Decree, which shall be done through their counsel. If Cassie agrees (in writing) to communicate in writing without the use of attorneys, then the parties may communicate in writing about the limited issues to carry out the Decree.

20. In addition to the mutual restraints above, the following restraining order shall be in effect against Ken and in favor of Cassie:

21. Ken shall not abuse or threaten to abuse Cassie or her children: Koen Lake or Alair Lopez.

22. Ken shall have no contact with Cassie, Koen or Alair.

23. Ken shall not commit, try to commit, or threaten to commit any form of violence against Cassie, Koen, or Alair. This includes stalking, harassing, threatening, physically hurting, or causing any other form of abuse that

could cause bodily injury.

24. Contact for Mediation: you are allowed to have contact with the Petitioner **only** during mediation sessions for your divorce or custody case that are scheduled with a Court Qualified Mediator.

25. Stay Away Order:

a. Ken Maynard must stay at least 500 ft from Cassie, Koen Lake, and Alair Lopez.

b. Ken shall stay away from Cassie's home located at 3167 N. 1500 E, Layton, UT 84040 and anywhere Cassie may reside.

c. Ken shall stay away from Cassie's Work: 1477 N. 200 W. Clinton, UT 84015 and anywhere Cassie may work

d. Ken shall stay away from the school located at: 150 S. 200 W. Farmington, UT 84025 and anywhere Cassie's children may study.

e. Ken shall stay away from the following locations relating to Koen and Alair:

- i. 3167 North 1500 East Layton, Utah 84040;
- ii. 149 East 50 North, Farmington, Utah 84025;
- iii. 1941 East Ramona Ave., Salt Lake City, Utah 84108;
- iv. Deer Valley Ski Resort, Park City, Utah.

26. If there is a violation by Ken of this Restraining Order, then Cassie may re-file her Request for Protective Order.

27. The parties' Trust shall be dissolved, and all property in the Trust awarded to each respective party in accordance with the terms of this Stipulation.

28. The parties shall each pay their own attorney fees and costs incurred in this matter.

29. This order will settle all claims and issues between the parties as of the date of this Stipulation. Accordingly, the parties expressly waive all such claims and interests, which are hereby extinguished.

30. The pretrial currently scheduled for September 1, 2026 shall be stricken.

31. Both parties shall execute all documents required in order to effectuate the terms of these Findings.

SO ORDERED

Court signature at the top of the first page

APPROVED AS TO FORM:

/s/ Dustin Gibb
Dustin Gibb
(signature affixed with permission)

RULE 7 NOTICE

Pursuant to the settlement agreement, you have three days from June 19, 2026 to object to the foregoing proposed order. Failure to submit an objection may result in entry of the order as stated above.

/s/ Brody Miles

CERTIFICATE OF SERVICE

I hereby certify that the foregoing was served on Respondent's counsel, Dustin Gibb, via email on June 23, 2026.

/s/ Brody Miles