

The Order of the Court is stated below:

Dated: June 26, 2026
02:29:34 PM

/s/ RONALD G. RUSSELL
District Court Judge



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Attorneys for Petitioner

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

In the Matter of the Marriage of:

HALIE JOLEEN GUNDERSEN,

Petitioner,

and

TREVOR AUSTIN NICHOLS,

Respondent.

DECREE OF DIVORCE

Civil No. 244701587

The Honorable Ronald Russell
Commissioner Julie Winkler

The above-captioned matter has come before the Court for disposition based upon the parties' Stipulation as read onto the record at the Judicial Settlement Conference held on May 29, 2026, before the Honorable Joseph Bean. The Court, having received the Stipulation of the parties as read on the record, finding the terms thereof to be fair and reasonable, having made its Findings of Fact and Conclusions of Law, and being fully informed in the premises, now hereby ORDERS, ADJUDGES, and DECREES as follows:

1. **Decree of Divorce.** The parties, Petitioner Halie Joleen Gundersen and Respondent Trevor Austin Nichols, are granted a Decree of Divorce severing the bonds of matrimony heretofore existing between them, on the grounds of irreconcilable differences.

2. **Real Property.** During the marriage, the parties acquired various interests in real property, which are divided as follows:

a. *Fish Haven Property.* During their marriage, the parties acquired a 25% joint ownership in real property located at 652 Maple Drive, Fish Haven, ID 83287 (hereinafter the “Fish Haven Property”). Each party is awarded 12.5% of the Fish Haven Property, or one-half of the parties’ joint ownership interest, free and clear of any right, claim, or interest by the other party, and subject to the following:

i. Each party shall be solely responsible for any debts, liabilities, or obligations relating to the ownership interest in the Fish Haven Property he or she is awarded herein, and shall indemnify and hold the other party harmless thereon.

ii. The parties shall send written notice of this division of ownership interests, together with a copy of the final decree of divorce entered in this matter, to the other ownership partners for the Fish Haven Property.

b. *Centerville Property.* During their marriage, the parties acquired real property located at 558 Applewood Drive, Centerville, UT 84014 (hereinafter the “Centerville Property”). The Respondent is awarded the Centerville Property, subject to the following:

i. The Respondent shall be solely responsible for any and all debts,

liabilities, and obligations associated with the Centerville Property and shall indemnify and hold the Petitioner harmless thereon.

ii. The Respondent shall refinance the Centerville Property within ninety (90) days of the entry of the Decree, removing the Petitioner's obligation therefrom.

iii. Within ninety (90) days of entry of the Decree, the Respondent shall pay to the Petitioner \$175,000 for her portion of the equity existing in the Centerville Property.

iv. In the event the Respondent is unable to refinance the Centerville Property (or otherwise remove the Petitioner's liability therefrom), or pay the Petitioner for her portion of the equity, within ninety (90) days of entry of the Decree, the Centerville Property shall be sold and the equity divided equally between the parties. In the event of the sale of the Centerville Property, the parties shall agree upon a realtor. If the parties cannot agree upon a realtor, each party shall submit the names of three (3) realtors to the Court, and the Court will decide which realtor the parties will use.

3. **Spousal Support.** Each party is employed and sufficiently able to support himself or herself. Accordingly, neither party shall be entitled to receive alimony or spousal support from the other, now or in the future.

4. **Retirement Assets.** During their marriage, the parties acquired various retirement assets. Each party is awarded one-half of the retirement assets as of the date of entry of the final decree of divorce in this matter, including one-half of the marital portion of any pensions

according to the Woodward formula. In the event there are any outstanding loan balances on the date the Decree of Divorce is entered, the calculation of the division of such account(s) shall be calculated before the loan amount is first subtracted from the total account balance. Any award of retirement assets to a party shall be subject to any gains or losses from the date of divorce until the date of division. Counsel for the Petitioner shall prepare the QDROs to facilitate the division of retirement assets. Both parties shall cooperate and take any actions needed to facilitate the division of the parties' retirement assets.

5. **Personal Property.** During their marriage, the parties acquired various items of personal property, which are divided as follows:

a. *Camping Equipment.* The parties shall equitably divide their camping equipment, which is currently at the Centerville Property. Mark Benigni shall accompany the Petitioner to the Centerville Property to retrieve her share of the camping equipment.

b. *Crystal Rocks.* The Petitioner is awarded some of the crystal rocks located at the Centerville Property. Mark Benigni shall accompany the Petitioner to the Centerville Property to get the crystal rocks at the time the Petitioner retrieves her share of the camping equipment.

c. *Vehicles.* Each party is awarded the vehicle in his or her possession, free and clear of any right, claim, or interest by the other party, and subject to any indebtedness thereon. The Respondent shall return to the Petitioner the extra key fob for the Petitioner's vehicle and shall sign over the title to the Petitioner's vehicle, removing the Respondent's name therefrom. Each party shall be solely responsible for any debts, liabilities, and obligations associated with the vehicle he or she is awarded herein and

shall indemnify and hold the other party harmless thereon.

d. *Remaining Personal Property.* Each party is awarded the remaining personal property currently in his or her possession.

e. As a final settlement of the division of the parties' personal property, within thirty (30) days of the Stipulation, the Respondent shall pay to the Petitioner \$9,000.00 in satisfaction of any claims relating to the division of personal property.

6. **Cooperation.** Each party shall cooperate to implement the provisions of the Stipulation and this Decree of Divorce. Both parties shall sign whatever documents are necessary to transfer title and quit claim deeds or any other documents necessary that necessary to implement the Stipulation and this Decree of Divorce.

7. **Attorney Fees.** Each party shall be responsible for his or her own attorney fees and costs incurred in this proceeding.

[The Court's Electronic Signature Will Appear on the First Page of this Document.]

APPROVED AS TO FORM:

/s/ Lori Cave
Attorney for Respondent
(electronically signed by Brady Kronmiller
with permission from Lori Cave)
DATED: June 24, 2026

NOTICE PURSUANT TO RULE 7(j)(4) OF THE UTAH RULES OF CIVIL PROCEDURE TO THE RESPONDENT:

Notice is hereby given that, pursuant to Rule 7(j)(4) of the Utah Rules of Civil Procedure, the foregoing **Decree of Divorce** shall be the Order of the Court unless you file an objection in writing within seven (7) days from the date of this notice being served upon you.

/s/ Tori Camejo

CERTIFICATE OF DELIVERY

I hereby certify that on the 23rd day of June 2026, I caused a true and correct copy of the foregoing to be served on the following:

Lori Cave
Jack McIntyre
Attorneys for Respondent

☐ Court's Electronic Filing System
☐ U.S. Mail
☐ Hand Delivery
☒ Email

/s/ Brady Kronmiller