

The Order of the Court is stated below:

Dated: July 16, 2026
11:35:04 AM

/s/ **BLAINE RAWSON**
District Court Judge



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

In the matter of the marriage of:	DECREE OF DIVORCE
CAMIE W. LANNING,	Case No. 264700423
Petitioner.	Judge: Blaine Rawson
and	Commissioner: Julie Winkler
JOHN D. LANNING,	
Respondent.	

This matter comes before this Court on Petitioner's request for a Decree of Divorce. Petitioner is represented by her attorney, Michael D. Murphy. The Court entered a default against the Respondent on May 13, 2026, for his failure to answer the Verified Petition for Divorce in this matter. Having reviewed Petitioner's Verified Petition and Default Certificate, and being fully advised in the premises, and having previously entered its Findings of Fact and Conclusions of Law, now makes and enters the following Decree of Divorce.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

1. Residency: Petitioner is a bona fide resident of Davis County, State of Utah three months immediately prior to the filing of this action.
2. Marriage Statistics: The parties were married on January 6, 1996 in White Plains, Maryland, and are presently married. The parties separated October 2016.
3. Decree of Separate Maintenance: A Decree of Separate Maintenance was entered by this Court on April 21, 2017 in the Second Judicial District Court, in the case of Camie W. Lanning v. John D. Lanning case #164701948. The Decree of Separate Maintenance provided for custody and child support, division of real and personal property, division of debts, medical insurance, division of financial accounts, division of retirement accounts, and spousal support.
4. Grounds: The parties have experienced irreconcilable differences making it impossible to continue the marriage.
5. Children. The parties have no minor children, and none are expected.

FINANCIAL AND ASSET DIVISION

6. Real Property. The parties have acquired a home located at: 781 S. 3900 W., Syracuse, Utah. Paragraph 25 of the parties' Decree of Separate Maintenance entered on April 21, 2017 provides that:

"The home may be sold at Petitioner's discretion as needed. The home is paid for in its entirety. Petitioner shall remain in residence and shall pay the costs to maintain the house paying utilities and maintenance costs thereon. The parties shall cooperate one with another in trying to sell the home if Petitioner makes such an election and contract with any real estate agent or organization to make that happen. Both parties shall immediately make themselves available to execute any and all documents required to sell and dispose

of this real estate. Upon sale of the home, the proceeds shall be used to pay expenses, closing costs, etc., associated with the sale of the home. Any and all equity proceeds remaining after payment of the expenses, closing costs, etc., shall be distributed 70% to the Petitioner and 30% to Respondent. The parties are aware that they are allocating any future gain or loss in value of this real estate in the percentages provided.”

7. On December 5, 2019, John D. Lanning and Camie W. Lanning as husband and wife, and Grantor(s) executed a warranty deed. The warranty deed indicates:

“Camie W. Lanning As to an undivided seventy percent (70%) share and Preston Jay Waite, Trustee of the Preston Jay Waite Trust, dated September 9, 2016, as to an undivided thirty percent (30%) share..Lot 16 ROCK CREEK SUBDIVISION PHASE 1, Syracuse City, Davis County, Utah according to the official plat thereof.”

(See Exhibit A, attached hereto and incorporated hereby)

8. Respondent has no interest in the marital home. The house and lot located at 781 S. 3900 W., Syracuse, Utah, shall be awarded to the Petitioner and Preston Jay Waite, Trustee of the Preston Jay Waite Trust, free and clear of any claim by the Respondent, and subject to any debt thereon.

9. Personal Property. Since the parties’ separation, the parties acquired various items of personal property. Said items of personal property shall be awarded and divided as follows:

a. Petitioner:

- i. Personal belongings and effects
- ii. Items acquired previous to marriage
- iii. Items currently in her possession
- iv. Items acquired after the parties’ April 21, 2017 Decree of Separate Maintenance

b. Respondent:

- i. Personal belongings and effects
- ii. Items acquired previous to marriage
- iii. Items currently in his possession
- iv. Items acquired after the parties' April 21, 2017 Decree of Separate Maintenance

c. The April 21, 2017 Decree of Separate Maintenance, divided items of personal property acquired by the parties up to that date.

10. Debts. Each party shall be responsible for their own debts and obligations incurred after the entry of the parties' April 21, 2017 Decree of Separate Maintenance.

11. Checking And Saving Accounts. Each party shall be awarded their savings and checking accounts they have acquired since the parties' April 21, 2017 Decree of Separate Maintenance, free and clear of any claim by the other party.

12. Retirements: Each party shall be awarded their retirement accounts including but not limited to: 401(k)/ pension/ retirement plans that they have acquired since the parties' April 21, 2017 Decree of Separate Maintenance, free and clear of any claim by the other party.

13. Business: Petitioner owns a daycare "Camie Lambie Daycare". Said daycare shall be awarded to the Petitioner, free and clear of any claim by the Respondent.

14. Deeds and Titles: Both parties shall sign whatever documents are necessary to transfer title and quit claim deeds or any other document necessary to implement the Decree of Divorce.

15. Name Change: Petitioner shall be allowed to be restored to her maiden name if she so desires.
16. Alimony: Petitioner waives her claim for alimony.
17. Attorney's Fees and Costs: Respondent shall pay Petitioner's attorney fees and court costs if he contests this action.
18. Deeds and Titles: Both parties shall sign whatever documents are necessary to transfer title and quit claim deeds or any other documents necessary to implement the terms outlined above.
19. Finalization of the Case. The parties will work together cooperatively via email through their attorneys to finalize the divorce case. They will follow the timelines in Utah R. Civ. P. 7(j) in presenting proposed drafts and approving them via email.

**THIS DOCUMENT CONSTITUTES A BINDING ORDER OF THE COURT
WHEN IT BEARS THE JUDGE'S SEAL AT THE TOP OF THE FRONT PAGE***