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

In the Matter of the Marriage of:

DECREE OF DIVORCE

RYAN MATTHEW LINGENFELTER
Petitioner/Husband,

and

BRANDI REBECCA LINGENFELTER,
Respondent/Wife.

Case Number: 254700966

Judge: Joseph Bean

Commissioner: Christina Wilson

The parties, namely Petitioner Ryan Matthew Lingenfelter, hereinafter referred to as “Ryan”, “Petitioner”, or “Husband”, and Respondent Brandi Rebecca Lingenfelter, hereinafter referred to as “Brandi”, “Respondent”, or “Wife,” desire for the court to enter a Decree of Divorce in the above-mentioned case. The court, having reviewed the parties' jointly signed and entered stipulation and having entered Findings of Facts and Conclusions of Law, hereby enters this Decree of Divorce dissolving the bonds of matrimony between the above-listed parties and does hereby order and decree as follows:

JURISDICTION

1. Ryan and Brandi were married on or about September 26, 2020, in Davis County, Utah.
2. The above-titled court has jurisdiction over the subject matter of this action pursuant to Utah Code § 78A-5-102(1).
3. The above-titled court has personal jurisdiction over Petitioner and Respondent pursuant to Utah Code § 81-4-402 because both parties are bona fide residents of Davis County, Utah, and have been for more than ninety (90) days immediately before the commencement of this action.
4. Venue is properly laid in the above-titled court pursuant to Utah Code §§ 81-4-402 and 78B-3a-201.

GROUND

5. Ryan and Brandi are granted this Decree of Divorce, one from the other, upon the grounds of irreconcilable differences.

CHILDREN

6. There are no minor children born of the marriage nor are any expected.

REAL PROPERTY

7. Ryan owns real property located at 1522 34th St. Northeast, Canton, OH 44714. Said property is awarded to Ryan, as his sole and separate property, free and clear of any right, title or interest of Brandi. Ryan is solely responsible for all expenses associated with this real property including upkeep, taxes, expenses, improvements, maintenance and the like.
8. Brandi owns real property located at 1066 West 500 South, Layton, UT 84041. Said property is awarded to Brandi, as her sole and separate property, free and clear of any right, title or interest of Ryan. Brandi is solely responsible for all expenses associated with this real property including upkeep, taxes, expenses, improvements, maintenance and the like.

9. If Brandi fails to pay the mortgage on the Layton home, prior to refinancing in her own name, and Ryan has to pay the monthly payment, then the house shall be listed for sale with Ryan receiving \$40,000 equity from the proceeds from the sale of the property with Wife receiving all remaining equity from the sale of the home. Brandi shall propose three realtors, and Ryan shall select one of the three within 7 days of being provided the names. The realtor selected shall determine the list price and any changes to the list price to expedite the sale.

10. Within two (2) years from entry of the decree of divorce, Brandi shall refinance the Layton property and remove Ryan's name from the mortgage through a refinance of the loan thereon. So long as Brandi timely refinances the real property into her own name, she shall receive the Layton real property free and clear of any claim from Ryan. If Brandi fails to timely refinance the property then the home shall be listed for sale as outlaid above, Ryan shall receive \$40,000. Brandi will also have the option to sell the property within the 2 years after entry of the Decree so long as she remains current on the mortgage and her ½ of the HELOC payment. If she does, she will receive 100% of the proceeds from the sale of the property after payment of all encumbrances and closing costs on the sale.

PERSONAL PROPERTY

11. During the marriage, Wife and Husband acquired certain items of personal property. Said property has been divided by the parties, and those items in their possession are hereby awarded to the person who is in possession.

12. In addition, Brandi is awarded the Dodge Charger and shall hold Ryan harmless from any debt related to said vehicle.

13. In addition, Ryan is awarded the GMC vehicle, along with the personal property he left in the Layton house.

DEBTS AND OBLIGATIONS

14. The parties acquired debts during the marriage. Each party shall pay their own respective consumer debt(s) in their own names, including credit cards, holding the other party harmless.

15. There is a home equity line of credit upon Brandi's home in Layton, Utah. Ryan and Brandi are each responsible for one-half (1/2) of the HELOC for two (2) years following entry of this Decree of Divorce. After two years, Brandi shall refinance the Layton home and pay off the HELOC.

16. Pursuant to Utah Code §§ 15-4-6.5, 81-3-105, and 81-4-501(2) - (4), the parties shall provide a copy of their final Decree of Divorce to all joint creditors for any outstanding obligations that are included in their Decree of Divorce. Therefore, the party not obligated to pay a joint obligation shall:

- a. Send a copy of the Decree of Divorce to each creditor he or she is not required to pay as soon as possible.
- b. Notify the joint creditor of the current address for each party.
- c. Inform that joint creditor that each party is entitled to receive individual statements, notices and correspondence required by law or by the terms of the contract and also inform the creditor that no negative credit report or other exchange of credit history or repayment practices may be made regarding the joint obligation because of non-payment by the party required to pay the debt

unless the creditor has first made a demand for payment on the party who is not required to pay the debt.

BANK ACCOUNT, PENSION, INVESTMENT, AND RETIREMENT DIVISION

17. Ryan is awarded all bank accounts in his name, free and clear of any claim or interest of Brandi.

18. Brandi is awarded all bank accounts in her name, free and clear of any claim or interest of Ryan.

19. Ryan is awarded all retirement accounts, pensions, investment accounts, and the like in his name, free and clear of any claim or interest of Brandi.

20. Brandi is awarded all interests in retirement accounts, pensions, investment accounts, and the like in her name, free and clear of any claim or interest of Ryan.

ALIMONY

21. Ryan and Brandi are each capable of meeting their own respective needs. As such, each party waives any and all claim either has, one against the other, for alimony now and forever in the future.

TAXES

22. The parties shall file separate tax returns for the 2026 tax year and each year thereafter.

RESTRAINING ORDERS

23. Both parties are hereby restrained from bothering, harassing, threatening, and/or harming the other party.

ATTORNEY FEES

24. Each party is responsible for their own attorney fees and costs incurred in the divorce.

MISCELLANEOUS

25. Both parties are ordered to sign all documents necessary to implement the terms of this Decree of Divorce.

26. Wife shall be restored to the name of Brandi Rebecca Pennington if she desires.

27. Neither Wife nor Husband shall charge additional debts or withdraw funds from an account that was awarded to the other party unless agreed upon in writing. The party who was not awarded an account shall cooperate in removing their name from that account within thirty (30) days of entry of this Decree. Wife and Husband shall be awarded all debt, liability, and equity on anything they are awarded.

28. Wife and Husband are ordered to execute and deliver to the other party any document necessary to implement the provisions of this final Decree of Divorce.

29. Husband and Wife shall cooperate with the other, through counsel or otherwise, to effect changes in titles to property to be divided herein, to change the names and responsibilities for payment upon the charge accounts and other debts divided herein, and to cooperate in every other way necessary or proper to ensure the Court's orders are carried out in every detail. Failure to cooperate may constitute contempt, and the Court may order a non-cooperating party to pay attorney fees, pay a fine, pay damages, pay interest, and serve jail time, among other remedies.

30. The parties' Stipulation and Property Settlement Agreement is ratified, approved, and incorporated herein by reference. All other claims between the parties, one against the other, through the date of signing of the Stipulation are waived, except those claims addressed within their Stipulation.

BY THE COURT:

The Judge's electronic signature appears on the top of page 1¹

JOSEPH BEAN

District Court Judge

¹In accordance with the Utah State District Court e-Filing standards No. 4, and URCP 10(e), this *Decree of Divorce* document does not bear the handwritten signature of the Judge but instead displays an electronic signature at the upper-right-hand corner of the first page of this order along with the Court's seal and the date and time this order was executed.

DECREE OF DIVORCE - Approved as to Form and Substance.

Also, by signing below I give my approval and authorization to Attorney Benjamin G Larsen to electronically sign my signature on my behalf when this document is e-filed with the Court. I understand that due to the requirement of the Court that this document must be submitted in RTF format, and that when it is converted, it may not look the same.

Approved as to Form:

/s/ Ryan Matthew Lingenfelter

E-signed by Benjamin G. Larsen with permission August 10, 2026

Ryan Matthew Lingenfelter

Date

Petitioner Pro Se

RULE 7 NOTICE

You shall please take notice that pursuant to Utah Rules of Civil Procedure 7, the foregoing document shall be submitted for signature at the expiration of seven days unless written objection is filed within that time period.

CERTIFICATE OF SERVICE

I hereby certify that I caused to be delivered by e-mail and therefore served a true and correct copy of the foregoing to Petitioner via email (LaViToryLoVe@live.com) on this 10th day of August, 2026.

/s/ Julie Simpson
Julie Simpson

Legal Assistant to Benjamin G Larsen