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IN THE SECOND JUDICIAL DISTRICT COURT STATE OF UTAH

DAVIS COUNTY, FARMINGTON DEPARTMENT

In the Matter of the Marriage of:

NANCY LYNN JOHNSON,

and

BOYD JOHNSON.

DECREE OF DIVORCE

Case No. 264700932

Judge: MICHAEL DIREDA

Commissioner: CHRISTINA WILSON

The matter before the Court is the Petition for Divorce in the above-captioned case. The parties, each represented by counsel, have reached a full settlement resolution. Having reviewed the documents filed, and having received the stipulation of the parties, and having entered findings and conclusions, the Court now decrees as follows:

JURISDICTION AND GROUNDS

1. RESIDENCE. Petitioner has been a resident of Davis County, Utah for more than three months immediately prior to the commencement of this action.

2. MARRIAGE. The parties married in November 2017 and are still married to each other.
3. SEPARATION. The parties have not physically separated and still reside together in the marital home.
4. GROUNDS. The parties should be divorced on grounds of irreconcilable differences. During the course of the marriage, differences have arisen making the continuation of the marriage infeasible.
5. MILITARY STATUS. Neither party is actively serving in the uniformed services.
6. NO MINOR CHILDREN. The parties have no minor children together.

DIVISION OF MARITAL PROPERTY

7. REAL PROPERTY. The parties both have marital interest the following real property together: 1) the marital home at 1170 West 200 South, Clearfield, UT 84015 (the “Clearfield House”); and 2) the “Gleason Lane Property” at 62 Gleason Lane, Deep River, Ontario, Canada K0J1P0. The parties agree to divide the property as follows:

- a. Nancy is awarded the Gleason Lane Property, which is valued at approximately \$50,000 USD (converted from CDN from the appraisal conducted June 4, 2026, of approximately \$54,000 CDN).
- b. Boyd is awarded the Clearfield House, which is valued at approximately \$490,000, subject to buying out Nancy’s share of the equity interest, offset by the remaining mortgage balance and the value of the Gleason Lane Property. The parties agree that Nancy’s offset share of the Clearfield home is \$125,000 USD.

- c. Boyd will pay Nancy the \$125,000 USD directly by wire transfer to Nancy's Canadian bank no later than 60 days from entry of the Decree of Divorce. Nancy will cover necessary bank fees related to the wire transfer.
 - d. Nancy will continue to reside in the Clearfield House until the end of August. Nancy will pay \$1,500 per month for July 2026 through August 2026 as payment for "rent and utilities".
 - e. Boyd will be fully responsible to make the mortgage payments on the Clearfield House beginning July 2026.
 - f. Nancy will continue to cover the cost of groceries and internet for the parties until she moves out. Boyd will continue to cover the cost of all other utilities and household expenses for the parties until Nancy moves out.
 - g. Boyd will assume control and responsibility for any utilities (including and not limited to Internet, natural gas, etc.) by the end of August or when Nancy moves out of the Clearfield House, whichever occurs earlier.
8. FINANCIAL ACCOUNTS. The parties have mostly maintained separate financial accounts during the marriage. Each party is awarded the funds in their own respective accounts. All joint financial accounts (including and not limited to checking, savings, money market, e-currency, and cash) shall be equally divided between the parties and either closed or transferred into one parties' name as the parties agree.
- a. Nancy will remove Boyd's name from Nancy's SSFCU credit card.
 - b. The Home Depot credit card will be closed with no further purchases made against it.

- c. The MACU, Cyprus, SSFCU, and Zions joint accounts will be divided equally between the parties and closed.
- 9. INVESTMENT ACCOUNTS. The parties' joint investment account with Schwab will be divided equally between the parties and the account will be closed.
- 10. PERSONAL VEHICLES. Each party is awarded the personal vehicles in their respective names and should be solely responsible for any loans or other obligations on their respective vehicles. The parties will update or transfer title for all vehicles necessary to conform to the award schedule below. The parties are awarded each vehicle as follows:
 - a. The 2024 Ford Maverick Truck is awarded to Nancy.
 - b. The 2016 Chevy Truck is awarded to Boyd.
 - c. The 2019 Camper is awarded to Boyd.
 - d. The two ATVs and two Trailers are awarded to Boyd.
- 11. PERSONAL PROPERTY. Each party is awarded their own personal effects, inheritance, and gifts from family. The parties will work together to separate and divide their respective personal property. Each party is awarded the personal property in their current possession.
 - a. Nancy will transfer control of the security equipment and system to Boyd.
 - b. Nancy will transfer control of the Walmart and Paramount+ accounts to Boyd.
 - c. The parties' will work together to divide the information in their joint password manager account into two accounts no later than November 18, 2026. Information for shared accounts will be reviewed in advance by the parties and transferred to each individual account as the parties agree.

12. DEBTS. The parties have no joint marital debt. Each party is solely responsible for the debt in their respective individual names. Neither party will take out nor apply for debt in the name of the other party.

13. RETIREMENT. Each party is awarded their own respective retirement accounts and interests, free of any claim by the other party.

14. INSURANCE. Boyd will continue to maintain USAA insurance coverage on the 2024 Ford Maverick Truck until September 15th, 2026.

15. ALIMONY. Neither party is awarded alimony from the other, neither now nor in the future.

MISCELLANEOUS PROVISIONS

16. MAIDEN NAME. Nancy may return to her maiden name following the divorce if she so chooses.

17. PETS. Nancy is awarded the dog, Kaya, and is responsible for closing Kaya's medical plan. Boyd is awarded the dog, Roxy and is responsible for closing Roxy's medical plan.

18. MUTUAL RESTRAINT. Each party shall be permanently restrained from doing or saying anything to the detriment, harm, or injury of the other party.

19. DUTY TO SIGN. The parties should each be ordered to execute and deliver to the other such documents as are required to implement the provisions of the Decree of Divorce within 30 days of the Decree being entered.

20. MEDIATION. If the parties are unable to reach an agreement regarding any of the provisions of this stipulation, they will go to mediation before bringing legal action.

*****END OF DECREE*****

Signature of the Court to appear at top of first page

APPROVAL AS TO FORM

DATED August 18, 2026

/s/ Jason Schow
JASON SCHOW
Attorney for Boyd Johnson
w/ permission by ch – email on file

CERTIFICATE OF SERVICE

I hereby certify that on August 18, 2026, I caused a true and correct copy of the above document to be served upon the persons and in the manner stated below:

JASON SCHOW
Attorney for Boyd Johnson
By e-filing with the court

/s/ Challin Holloway