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**IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH**

FRIENDSHIP MANOR CORPORATION, a
Utah limited liability company,

Plaintiff,

v.

KENNY GRAVEN, an individual,

Defendants.

**DEFAULT JUDGMENT AND ORDER
AUTHORIZING ENTRY OF ORDER OF
RESTITUTION**

Case No. 260902454

Judge Randall Skanchy

IN THIS ACTION, Defendant Kenny Graven ("**Graven**"), having been regularly served with process and having failed to appear and answer Plaintiff Friendship Manor Corporation's ("**Plaintiff**" or "**Friendship Manor**") Verified Complaint filed herein, the legal time for answering having expired, and the default of Graven in the premises having been duly entered according to law, now upon the application of said Plaintiff, judgment is hereby entered against said Defendant Graven in accordance with the prayer of said complaint.

WHEREFORE, by virtue of the law, and by reason of the premises aforesaid,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff shall have judgment against Defendant Kenny Graven in the amount \$648.00, as of March 11, 2026, plus all other charges owed under the Lease, and continuing rent and other charges under the *Model Lease for Subsidized Programs* (the “**Lease**”), including treble damages based on Defendant’s unlawful detainer as provided for in Utah Code Ann. § 78B-6-811, together with interest thereon until paid along with Plaintiff’s attorneys’ fees and costs incurred herein, together with attorney fees in the statutory amount of \$350, plus costs of filing suit in the amount of \$360.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant to Utah Code §38-3-1 et seq. Plaintiff is entitled to the attachment of all non-exempt personal property of Defendant Graven which is in or upon the leased premises located at 1320 E 500 S, Unit 215, Salt Lake City, UT 84102 (the “**Property**”), and for an order of this Court that such Property is to be disposed of in accordance with applicable law to satisfy the amount of charges due and owing;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant is in unlawful detainer of the Property. Plaintiff is entitled to immediate possession of the Property and an Order of Restitution shall issue forthwith from this Court directing a sheriff or constable of Salt Lake County to take possession of the Property and to deliver possession of the same to Plaintiff.

THIS JUDGMENT MAY BE AUGMENTED IN THE AMOUNT OF REASONABLE COSTS AND ATTORNEYS’ FEES EXPENDED IN COLLECTION SAID JUDGMENT BY EXECUTION OR OTHERWISE AS SHALL BE ESTABLISHED BY AFFIDAVIT.

IT IS SO ORDERED.

**** In accordance with the Utah State District Courts E-filing Standard No. 4, and URCP Rule 10(e), this Order 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. ****

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