



Brock A Wamsley, #19734
Brent K. Wamsley, #6051
Braden D. Wamsley, #16181
1 Wamsley & Associates, L.C.
Attorney for Tiffanie Vierra
4360 South Redwood Road, Suite 1
Salt Lake City, Utah 84123
Telephone: 801-969-5900
brock@wamsleylaw.com

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

In the matter of the marriage of: TIFFANIE ANN VIERRA and ANTHONY LEE VIERRA	DECREE OF DIVORCE Case No: 264900847 Judge: Todd Hilbig Commissioner: Joanna Sagers
---	--

The above-captioned matter having come before the above-referenced Court, the Court having reviewed the file and finding the necessary pleadings in the file, the Court having entered its Findings of Fact and Conclusions of Law, and being otherwise fully advised states:

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

Provisions Relating to Termination of Marriage

1. Tiffanie and Anthony were married in Maui, Hawaii, on September 23, 2011.
2. The parties are awarded a divorce on the grounds of irreconcilable differences and the marriage between the parties is hereby terminated.

Provisions Relating to Children

2

3. The parties have no minor children together and none are expected.

Provisions Relating to Alimony

4. Both parties are fully able to support themselves and neither of them are awarded alimony now or in the future.

Provisions Relating to Personal Property

5. Tiffanie is awarded the 2017 Jeep Cherokee Overland free and clear of any claim by Anthony.

6. Anthony is awarded the following items of personal property:

- a. 2017 Subaru Crosstrek
- b. 2012 Dodge Ram
- c. 2016 Can AM Outlander 4-wheeler
- d. 2018 Smoker Craft Boat and Trailer

7. Both parties are solely responsible for any and all loans or liabilities, taxes, insurance, maintenance or repairs and all other costs associated with ownership of the vehicles they are being awarded as stated in the two preceding paragraphs.

8. Each party is awarded their own separate personal property that they acquired before their marriage.

9. All other personal property acquired during the marriage is awarded to the party who is in possession of the property as of the date of the Stipulation and Settlement Agreement.

Provisions Relating to Financial and Investment Accounts

10. The parties have a joint account with Cyprus Credit Union (#276695). This account is divided at the time of the signing of this agreement and then closed. Neither party shall incur any liabilities against this account or add additional funds to this account.

11. Each party is awarded their own bank and/or financial accounts in their own name free and clear of any claim by the other party.

Provisions Relating to Retirement Accounts

12. The parties will equally divided the marital portion of all retirement accounts, plans or pensions.

a. The parties will complete a Qualified Domestic Relations Order (QDRO) on Anthony's retirement and deduct the portion he is owed from Tiffanie's retirement out of the QDRO for Anthony's retirement account.

b. Anthony and Tiffanie will split the QDRO fee.

Provisions Relating to Real Property

13. The parties acquired real property located at 13257 S. Weatherford Ln, Herriman UT 84096.

14. The parties shall equally split the equity in this property pursuant to the following plan:

a. Beginning in February 2026, Athony will be responsible for paying the mortgage and all utilities while he remains in sole possession of the residence. If

any damage occurs inside starting in February 2026 and until he gets the house solely into his name or sold, he will pay for all costs associated with this damage.

b. If any household items need repaired or replaced, while Anthony has sole possession of residence both will split half of necessary repairs that are not caused by Anthony's negligence and Tiffanie will pay her half out of the sale or equity split of the house.

c. Anthony will have ninety (90) days from the date of this agreement to refinance and pay out Tiffanie's portion of the equity in the house. Anthony shall pay the costs of the appraisal to determine the amount of equity that is due and owing to Tiffanie if he refinances or if the house is listed for sale. Tiffanie's share of the equity will be the appraisal minus the mortgage and divided in half. After the ninety days from the date of this agreement, he will have 30 days to have the house listed for sale. The parties will agree on the realtor, listing price, repairs to be made, purchase price etc. If the house is sold the parties will divide the net proceeds in half.

i. If the house needs to be listed for sale, Anthony agrees to keep the house in show condition and allow for showings at reasonable times.

Provisions Relating to Debts

15. Each party is required to assume all responsibility for any debts in their name and hold the other party harmless therefrom.

16. Both is restrained from incurring any debts or obligations in the name of the other party.

17. The parties are unaware of any marital debt but if any is discovered they shall split the debt 50/50.

Provisions Relating to Attorney's Fees and Costs

18. Each party is required to pay their own attorney's fees and costs incurred in this matter.

Miscellaneous Provisions

19. Tiffanie is allowed to change her name to Tiffanie Ann Dawes if she so desires.

Each party is ordered to execute and deliver to the other such documents as are required to implement the provisions of the Decree of Divorce entered by the Court.

****SEE COURT SIGNATURE STAMP AT THE TOP OF THE FIRST PAGE***

Mark Wiser: In accordance with the Utah Rules of Civil Procedure Rule 7(j) you may approve of this proposed order by signing below and returning this document to me OR you may object to the form of the proposed order by filing an objection within 7 days after the order is served upon you. If you do not object within the 7-day deadline Rule 7(j) allows me to submit the proposed order to the Court for signature without your approval.

Approved as to Form:

/s/Mark Wiser

Mark Wiser

Attorney for Respondent

Signed by Brock Wamsley with permission via email on 4/16/26.

