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

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*In the Matter of the Marriage of:*

TAMARA HYATT,

Petitioner,

vs.

RONALD NORMAN HYATT,

Respondent.

**DECREE OF DIVORCE**

Case No. 254904461  
Judge Todd M. Shaughnessy  
Commissioner Joanna Sagors

THE COURT, having made its Findings of Fact and Conclusions of Law,  
hereby ORDERS, ADJUDGES, AND DECREES:

- 1. Residency.** Petitioner and Respondent are or were both bona fide residents of Salt Lake County, State of Utah, and were for more than three months immediately prior to the filing of this action.
- 2. Marriage Information.** Petitioner and Respondent were married on January 1, 2011, in Las Vegas, Clark County, State of Nevada and are presently married. The bonds of matrimony are dissolved as of the signature date of this Decree.

**3. Grounds.** Grounds for divorce are Irreconcilable Differences of the Parties.

**4. Children.** There are no minor children born or adopted of this marriage. None are expected.

**5. Mutual Restraining Order.** The parties shall abide by the following mutual restraining orders:

**a.** Both parties shall be restrained from making disparaging remarks to one another, either verbally, in writing or otherwise.

**b.** Both parties shall be mutually restrained from harassing or threatening the other party.

**c.** The parties shall not enter the residence of the other party without permission from that party.

**d.** Each party shall be restrained from posting any disparaging or derogatory stories, pictures, statements about the other party on any social media sites.

**e.** Both parties shall be mutually restrained from allowing third parties to do what they themselves are prohibited from doing under this paragraph and shall have the affirmative duty to use his or her best efforts to prevent third parties from such violations.

**f.** As used in this paragraph, disparage and derogatory mean to say anything ill of the other whether they believe it to be true or not.

**g.** Neither party shall use the other party's likeness, picture, name, identification, or credit of the other party to obtain credit, open an account for any service, or obtain any other service.

**6. Alimony.** Given the income disparity between the parties, Ronald shall pay alimony to Tamara for sixty-three (63) months in the monthly amount of \$3,000, subject to payment and termination as set forth herein:

**a.** Alimony shall be payable on the 5<sup>th</sup> day of each month unless the parties otherwise agree.

**b.** Alimony payments shall begin December 1, 2025 and, unless terminated earlier as set forth herein, shall end with the payment for February 2031 (a total of 63 months).

**c.** Alimony shall terminate upon the first to occur of the following:

- i. The death of either Ronald or Tamara;
- ii. Tamara's remarriage or cohabitation; or
- iii. The alimony payment due for February 2031.

**d.** Both parties waive any claim they may have to past spousal support.

**7. Real Property.** During the marriage, the parties purchased certain parcels of real property, to wit: (a) a condominium located at 24637 Woolly Mammoth Terrace, Unit 406, Aldie, Virginia 20105 (the "Virginia Property"); (b) a condominium located at 11085 South Grape Arbor, Unit 105, Sandy, Utah 84070 (the "Utah Property"); and (c) undeveloped property located at

Lot 20 Dogwood, Star Valley Ranch, Wyoming, 83127 (the “Wyoming Property”). These properties shall be awarded as follows:

- a.** The Virginia Property shall be awarded to Tamara.
- b.** The Utah Property shall be awarded to Ronald.
- c.** The Wyoming Property shall be awarded to Ronald. Tamara will execute a quitclaim deed for the Wyoming Property within thirty (30) days. Ronald shall arrange preparation that quitclaim deed.

**8. Personal Property.** During the marriage, the parties acquired personal property. That personal property shall be divided as follows:

- a.** Tamara shall be awarded the following items of personal property:
  - i. Her personal effects and sole personal property; and
  - ii. Any personal property possessed by or given to Tamara prior to the marriage or given during the marriage by Tamara’s family or through inheritance.
- b.** Ronald shall be awarded the following items of personal property:
  - i. Ronald’s personal effects and sole personal property;
  - ii. Ronald’s \$20 gold coin and three (3) gold watches, if they are in Tamara’s possession;
  - iii. Any personal property possessed by or given to Ronald prior to the marriage or given during the marriage by Ronald’s family or through inheritance; and
  - iv. Any marital personal property currently in his possession.

**9. Vehicles.** The parties own certain vehicles, which shall be divided as follows:

- a.** Tamara shall be awarded the 2015 Honda Pilot and the 2022 Honda CRV. Tamara shall assume all payment obligations for these vehicles.
- b.** Ronald shall be awarded the 2022 Ford Expedition. Ronald shall be responsible for all payment obligations for that vehicle.
- c.** Unless set forth otherwise herein, each party shall be awarded any vehicle titled in their own name.
- d.** Each party shall maintain and pay for their own automobile insurance policy as of January 1, 2026.
- e.** Each party shall indemnify and hold the other harmless from any vehicle(s) awarded to him/her.

**10. Debts.** During the marriage, the parties incurred certain debts and obligations. Those debts shall be divided as follows:

- a.** Ronald shall be solely responsible for paying the mortgage on the Utah Property.
- b.** Each party shall be responsible for paying all credit cards and other personal loans in his/her own name.
- c.** Except as otherwise described herein, each party shall be responsible for any debts in his/her own name.
- d.** Any joint debts later discovered and not addressed herein shall be the responsibility of the party who incurred the debt.

**e.** Each party is responsible for their own cell phone bill as of January 1, 2026.

**11. Retirement.** Each party shall be awarded their own retirement accounts and any benefit(s) deriving therefrom, free and clear from any claim from the other, including any and all Ron's Railroad Retirement Board account and benefits therefrom.

**12. Financial Accounts.** During the marriage, the parties opened and added to certain financial accounts. Those accounts shall be divided as follows:

**a.** Each party shall be awarded any accounts in their own names.

**b.** Ronald shall be awarded the joint JPMorgan Chase Bank account ending in 6839.

**c.** Ronald shall be awarded the joint Rio Grande Federal Credit Union account ending in 5668.

**d.** The parties shall cooperate to remove Tamara's name from the joint accounts listed above as soon as practicable.

**13. Health Insurance.** Beginning January 1, 2026, each party shall be responsible for his and her own health, medical, dental, and vision insurance coverage.

**14. Business Interests.** Ronald shall be awarded any and all marital interest in Affiliated Funding Corporation (the "Business"), together with any assets, accounts, contracts, equipment, supplies, receivables, and goodwill. Tamara waives any claim she may have to

any interest in the Business. Ronald shall be solely responsible for any debts, obligations, taxes, payables, and other obligations of any kind pertaining to the Business.

**15. Life Insurance.** Both parties have life insurance policies. Each party shall be awarded any life insurance policy on their own life or as a beneficiary. Each party shall be responsible for any payments connected with such policies, and each party may change the beneficiary designation on their policies as they deem appropriate. Each party waives any interest in any policy of the other, either on their own life or as a beneficiary.

**16. Ongoing Obligations.** Except for the obligations specifically set forth in this Stipulation, neither party shall have any ongoing payment obligation to or in behalf of the other party.

**17. Dispute Resolution.** If a dispute arises between the parties, they shall return to mediation prior to filing an action in court. Emergency or enforcement actions shall not be subject to the mediation requirement.

**18. Maiden Name.** If she so chooses, Tamara shall be entitled to legally change her name to her maiden name of TAMARA HOLBROOK.

**19. Cooperation.** The parties shall cooperate with each other, through counsel or otherwise, to effect changes in titles to property agreed to be divided, to change the names and responsibilities for payment upon the charge accounts and other debts divided, and to cooperate in every other

way necessary or proper to ensure that the Decree of Divorce is fully satisfied.

**20. Attorney Fees.** Both parties shall pay their own attorney's fees in this matter.

**\*\*\*END OF ORDER. SEE COURT SIGNATURE AT TOP OF FIRST PAGE\*\*\***

**Approved as to Form:**

/s/ Travis Robertson

Travis Robertson (electronically signed with permission)  
Attorney for Respondent