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IN THE DISTRICT COURT OF UTAH
THIRD JUDICIAL DISTRICT, TOOELE COUNTY
74 South 100 East, #14, Tooele, Utah 84074

In the Matter of the Marriage of:
KYLE D. NEAL,
Petitioner,

and

CRISTEN C. NEAL,
Respondent.

DECREE OF DIVORCE

Case No. 264300124

Judge: L. Douglas Hogan
Commissioner: Renee Blocher

Petitioner, **KYLE D. NEAL**, by and through his counsel of record, Rand Lunceford of Kristopher K. Greenwood & Associates, hereby submits the following Decree of Divorce. The court, having entered its Findings of Fact and Conclusions of Law, and now being fully advised in the premises, and for good cause shown, does hereby find and order the following:

DIVORCE

1. The parties shall be granted a Decree of Divorce, final upon entry, severing the bonds of matrimony heretofore existing between the parties, upon the grounds of irreconcilable differences, pursuant to Utah Code Annotated § 81-4-405(1)(h).

DECREE OF DIVORCE

2. The parties shall be granted a Decree of Divorce, final upon entry, severing the bonds of matrimony heretofore existing between them on the grounds of irreconcilable differences, pursuant to Utah Code Annotated § 81-4-405(1)(h).

REAL PROPERTY

3. The parties own a home located at 422 West Gallup Lane, Stansbury Park, Utah 84074 (hereinafter “marital home”).

4. The equity of the home is \$24,000.00.

5. Petitioner shall become the sole owner of the property and reside in the home.

6. Respondent shall receive a payout of \$12,000.00. The first payment of \$8,000.00 was provided on or about November 17, 2025. The second payment shall be in the amount of \$4,000.00. Respondent was given the second payment on or about February 13, 2026.

7. Respondent may stay in the home if she pays rent starting on April 1, 2026, until June 30, 2026. Respondent, her daughter, and her son may stay in the home for that time period.

8. No third parties shall reside in the home.

9. If Respondent stays in the home, she shall pay 35% of the percentage ratio of the combined value of mortgage, electric, gas, trash, water, cable, streaming subscriptions, internet, pest control, and any other house related bills on the 1st of each month. Petitioner shall be responsible for the other 65% of all the house-related bills.

10. If Respondent chooses to vacate on any select day within a following month, she shall pay a prorated amount on the 1st of the following month based on a daily rate calculation multiplied by the number of days to be occupied by her.

11. The parties shall follow the rental agreement until June 30, 2026. After that time Petitioner shall be free to do what he pleases with the home. If Respondent wants to stay longer, she may do so on a month-to-month basis with the same payment terms and provisions so long as both parties agree, in writing, to the additional months.

12. No other parties shall be permitted to enter the property or remain on the property without the written permission of both parties except for the following:

- a. Petitioner shall be permitted to use qualified vendors who are hired for specific purposes such as a plumber, contractor, electrician, painter, mover, exterminator, housekeeper, and any other qualified vendor Petitioner sees fit.
- b. Respondent shall be permitted to use qualified vendors who are hired for a specific purpose such as a babysitter or mover.
- c. The vendor selected by either party shall not have any personal relationship of any kind with either party.
- d. If a vendor demonstrates problematic behavior they shall be replaced and their services shall discontinue.

13. Respondent shall not be permitted to make any repairs, modifications, and/or alterations to the home without the written consent of Petitioner, except in the event of an emergency at a time when Petitioner is unavailable for a prolonged period and has informed Respondent of such.

14. Once Respondent vacates the home she shall no longer be permitted on the property. Respondent should indicate to Petitioner her plans on vacating. After the Respondent has vacated the property, Petitioner shall be permitted to do what he wishes with the property.

15. All property left behind by Respondent shall be deemed abandoned after thirty (30) days from her expressed vacate date or ninety (90) days from her constructive vacate date.

16. Petitioner shall make attempts to contact Respondent via phone and email in effort to have her retrieve her property in a timely fashion.

17. If Respondent accidentally retains Petitioner's property during the move, she shall notify him immediately in order for Petitioner to retrieve his belongings.

18. Respondent shall be responsible for all damage she does to the property during her stay. If Respondent damages the property, she shall immediately tell Petitioner of the damage.

19. Petitioner shall be permitted to evict the Respondent if any of the following occur (a) Respondent does not pay rent in full and on time; (b) Respondent or Respondent's children commit intentional, reckless, or careless damage to the property beyond normal wear and tear, and/or make any unauthorized repairs, modifications, alterations, etc. to the home; or (c) Respondent violates the provisions related to unauthorized parties on the property.

ALIMONY

20. The parties are capable of supporting themselves. Therefore, alimony shall not be awarded to either party now, or in the future.

FINANCIAL ACCOUNTS

21. Petitioner and Respondent shall each be entitled to the financial accounts currently in their name and shall not have claim to the other party's financial accounts either now, or in the future.

RETIREMENT

22. Petitioner and Respondent shall each be entitled to the retirement accounts currently in their name and shall not have claim to the other party's retirement accounts either now, or in the future.

PERSONAL PROPERTY

23. Petitioner shall receive the following personal property as his sole and separate property, along with any debt or liability associated therewith:

- a. Subaru Legacy (VIN: XXXXXXXXXXXXXXX9914).

24. Respondent shall receive the following personal property as her sole and separate property, along with any debt or liability therewith:

- a. Subaru Outback (VIN:XXXXXXXXXXXX7930).

25. Respondent shall be responsible for her own car insurance.

DEBTS

26. Petitioner shall be solely responsible for, and shall indemnify and hold Respondent harmless from, the following:

- a. His personal credit cards, debts, and obligations, except as otherwise articulated herein;
- b. All debts and obligations incurred by him individually; and
- c. All items, property, accounts, debts, etc. that he is retaining.

27. Respondent shall be solely responsible for, and shall indemnify and hold Petitioner harmless from, the following:

- a. Her personal credit cards, debts, and obligations, except as otherwise articulated herein;
- b. All debts and obligations incurred by her individually; and
- c. All items, property, accounts, debts, and obligations that she is retaining.

TAXES

28. The parties shall communicate, cooperate, and file their 2025 federal and state income tax returns in the manner most advantageous to both parties.

CHILD CUSTODY

29. There have been no children born as issue of the parties' marriage, and none are expected.

MISCELLANEOUS

30. Respondent shall be responsible for her own health insurance after the final order is signed.

31. Respondent received one payment of \$5,000.00 from Petitioner on or before February 13, 2026.

32. In an effort to not delay either Party's employment or membership ambitions, each party shall respond to inquiries about the other from any employer, branch, agency, official and/or association in a timely fashion with commentary or at minimum with a statement indicating a desire not to comment.

33. In an effort to not delay either party's prospective housing, each party shall respond to inquiries about the other from any landlord, residential community, housing facilitator, roommate, etc., in a timely fashion and with favorable commentary.

34. Respondent shall be allowed to take her maiden name, family name, or any other name should she so choose.

35. Each party shall be ordered to execute and deliver to the other the documents required to implement the provisions of this Decree of Divorce entered by the court.

36. The parties shall sign all documents necessary to comply with this Decree of Divorce within sixty (60) days from the entry of this Decree. If a party fails to sign a document within sixty (60) days, the other party may ask the court to appoint someone to sign the document.

**END OF DOCUMENT – COURT DATE AND SIGNATURE APPEAR AT THE TOP OF
THE FIRST PAGE**

APPROVED AS TO FORM:

/s/ Cristen C. Neal

Cristen C. Neal

Respondent

* Signed electronically with the permission
of Respondent via wet signature on file.

CERTIFICATE OF DELIVERY

I hereby certify that on the 28th day of April, 2026, I e-filed and/or emailed a true and correct copy of the following Decree of Divorce to the following:

Cristen C. Neal
cristenclawson@gmail.com

/s/ Eva Henery