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<p>IN THE THIRD DISTRICT COURT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH</p>	
<p>In the Matter of the Marriage of:</p> <p>TABITHA MAYNARD, Petitioner,</p> <p>and</p> <p>JOHN MAYNARD, Respondent.</p>	<p>DECREE OF DIVORCE</p> <p>Case No. 23-4904426 DA</p> <p>Judge: Coral Sanchez Commissioner: Michelle Blomquist</p>

This matter came before the Honorable Judge Coral Sanchez for trial on October 22, 2025. Petitioner was present and represented by Donald Hamel. Respondent was present and represented by K. Bradley Carr. Having previously entered its Findings of Fact and Conclusions of Law, the Court enters the following DECREE OF DIVORCE:

1. The parties are granted a Decree of Divorce on grounds of irreconcilable differences.
2. Neither party is awarded alimony.
3. Each party shall pay his and her own attorney fees.

4. The Motorhome shall be listed for sale and sold at a mutually agreeable price within fifteen (15) days. The parties shall operate in good faith and not unreasonably delay the sale. The sale proceeds shall be divided equally.

5. The Chevy Traverse shall be listed for sale and sold at a mutually agreeable price within fifteen (15) days. The parties shall operate in good faith and not unreasonably delay the sale. The sale proceeds shall then be divided equally, after paying off the lien against the Traverse. If the total sale proceeds are not enough to satisfy the outstanding amount owed on the Chevy Traverse loan, each party shall immediately pay one-half of the outstanding balance.

6. Mr. Maynard is awarded the 2020 Ford F-150 but he shall pay Ms. Maynard one-half of the Blue Book value of the 2020 Ford F-150 as of January 15, 2023, from his share of the sale proceeds of any of the Idaho properties, immediately upon receipt of said proceeds. He shall be solely responsible for the loan against the 2020 Ford F-150.

7. Within fifteen (15) days, Mr. Maynard shall pay Ms. Maynard \$6,000.00, representing her share of the sale proceeds from the FJ Cruiser.

8. Each party shall retain the personal property in his or her possession, unless otherwise expressly stated herein.

9. Mr. Maynard shall pay the Capital One and Citi Credit Cards.

10. Ms. Maynard shall reimburse Mr. Maynard, within fifteen (15) days, for one-half of the total payments that Mr. Maynard made on the Chevy Traverse from the parties' January 2023 separation until trial. Any remaining outstanding amounts owed on the Chevy Traverse shall be divided equally, as outlined in the paragraph dividing the Chevy Traverse.

11. The Idaho Lots should be sold. Mr. Maynard shall first be reimbursed his \$446,597.12. Any remaining proceeds shall then be divided equally between the parties.

12. Unless otherwise agreed in writing, within fifteen (15) days, Mr. Maynard shall identify three (3) licensed real estate agents in Idaho qualified to market and sell the properties. Within fifteen (15) days thereafter, Ms. Maynard shall select one (1) of the proposed agents to list the properties. The selected agent's recommendations regarding listing price, terms of sale, and other marketing matters shall be followed unless both parties agree otherwise in writing. All lots shall be listed for sale at a price reasonably calculated to result in a sale within sixty (60) days. Each party shall promptly execute any listing or sale documents provided by the agent within twenty-four (24) hours of receipt, unless otherwise agreed in writing. Both parties have a right of first refusal to purchase any lot under the same terms as the highest offer deemed acceptable by the listing agent. If both parties wish to purchase the same lot or lots, they shall each submit a sealed, as-is, no-contingency offer to the agent at the same time. The party submitting the higher offer

shall be entitled to acquire the property at his or her stated price, and subject to the division terms outlined above.

13. John is awarded his separate business interests, including all assets and liabilities and shall indemnify and hold harmless Mrs. Maynard from any and all liabilities, past, current or future, associated with any of Mr. Maynards businesses that he has currently, had in the past or may have an interest in the future.

-----END OF ORDER. THE COURT'S SIGNATURE IS AT THE TOP OF FIRST PAGE-----

CERTIFICATE OF SERVICE

I certify that the foregoing document was served on the 30 day of April 2026, in the manner and on the person indicated below:

Donal Hamel <i>Attorney for Petitioner</i>	<input type="checkbox"/> First Class Mail <input checked="" type="checkbox"/> Email <input type="checkbox"/> e-filing
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/s/ K. Bradley Carr