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Attorneys for John Tronier

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 KELLY BALLARD and JOHN TRONIER | DECREE OF DIVORCE Civil No. 254904331 Judge Laura Scott Commissioner Joanna Sagers |
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The parties mediated on two occasions in December 2025 and January 2026 via Zoom with mediator Spencer K. Ricks. Kelly Ballard (“Kelly”) was present and represented by her counsel of record Tara Reilly of Full Circle Family Law. John Tronier (“John”) was present and represented by his counsel of record J. Ramzi Hamady of Hawkes Quam. Said mediations resulted in the parties entering into a Stipulation and Property Settlement Agreement (“Stipulation”) to fully and finally resolve this divorce matter and all issues arising herein.

Having reviewed the applicable laws and all pleadings, being fully advised in the premises, and having made its Findings of Fact and Conclusions of Law, the Court now makes the following Order:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. The Parties are granted a Decree of Divorce upon the grounds of irreconcilable differences, and the marriage between Kelly and John be and the same is hereby dissolved, and the parties are hereby free and absolutely released from the bonds of matrimony and all the obligations thereof with said Decree to become final upon signing and entry.
2. **Jurisdiction Regarding Children:** There have been no children born as issue of this marriage and no children are expected.
3. **Health Insurance and Medical Expenses:** Each party shall obtain and be responsible for his or her own medical insurance upon entry of the Decree of Divorce.

Marital Estate

| Asset/Debt | Total Value | Name on Title | Value Awarded to John | Value Awarded to Kelly |
|--|--------------|---------------|-----------------------|------------------------|
| 937 East Forest View Avenue, SLC, UT 84107 | \$737,800.00 | John & Kelly | | \$737,800.00 |
| 5520 Palisades Drive, Lincoln City, Oregon 97637 | \$534,250.00 | John & Kelly | \$534,250.00 | |
| 2019 Toyota Sienna | \$21,477.00 | John & Kelly | | \$21,477.00 |
| 2023 Hyundai Tucson | \$26,000.00 | John | \$26,000.00 | |
| Chase Bank IRA 8193 | \$139,576.37 | Kelly | | \$139,576.37 |
| Chase Bank CD 9198 | \$0.00 | Kelly | | \$0.00 |
| Charles Scwab 2823 | \$41,608.42 | John | \$41,608.42 | |
| Fidelity 401(k) | \$56,591.55 | John | \$56,591.55 | |
| Fidelity Rollover IRA 9856 | \$407,922.92 | John | \$407,922.92 | |
| Chase Bank Savings 3302 | \$1,577.99 | Kelly | | \$1,577.99 |
| Chase Bank Checking 3511 | \$5,522.80 | Kelly | | \$5,522.80 |
| Wells Fargo Checking 5719 | \$3,159.83 | John | \$3,159.83 | |
| Wells Fargo Savings 2335 | \$1,861.43 | John | \$1,861.43 | |
| Wells Fargo Savings 9485 | \$229,745.80 | John | \$30,623.49 | \$199,122.31 |
| Chase Freedom Credit Card 2936 | (\$3,058.82) | Kelly | | (\$3,058.82) |

| | | | | |
|---------------------------------|-----------------------|------|-----------------------|-----------------------|
| Wells Fargo Credit Card 4575 | | John | | |
| Wells Fargo Credit Card 4627 | | John | | |
| Total | \$2,204.035.29 | | \$1,102,017.64 | \$1,102,017.65 |

4. The parties have verified the total values allocated to each asset above.
5. Both real properties are owned free and clear of any mortgage, deed of trust, lien, or other encumbrance and that no mortgage obligation exists on the property.
6. Each party shall assume sole responsibility for all expenses, taxes, insurance, maintenance, and any liabilities associated with the real property he or she is awarded from the date of execution of the Stipulation forward. Each party hereby relinquishes any and all right, title, and interest in the real property awarded to the other party.
7. To effectuate the above distribution, the parties shall:
 - a. John shall deposit \$199,122.31 from the Wells Fargo 9485 account to an account of Kelly's choosing within 7 days of execution of Stipulation.
 - b. John shall sign the title of the 2019 Toyota Sienna over to Kelly within 30 days of execution of the Stipulation.
 - c. John shall execute and record a Quit Claim Deed and any other documents reasonably necessary to convey his interest in the property located at: 937 East Forest View Avenue, SLC, UT 84107 to Kelly. Kelly agrees that A.B.M. is always welcome to reside in her residence as allowed by A.B.M.'s legal guardians.
 - d. Kelly shall execute and record a Quit Claim Deed and any other documents reasonably necessary to convey her interest in the property located at: 5520 Palisades Drive, Lincoln City, Oregon 97637 to John.

e. John shall vacate the Forest View Property on or before May 31, 2026, leaving the premises in substantially clean and in good condition, subject to the terms of herein.

Kelly shall vacate the Palisades house on or before May 31, 2026, leaving the premises in substantially clean and good condition, subject to the terms of herein. John shall provide care for G.M. in Utah while Kelly returns to Oregon to retrieve her belongings.

8. Separate Property: John serves as trustee of certain real property for the benefit of his disabled sister. Such property is not part of the marital estate and is not subject to division. Kelly expressly waives and relinquishes any and all claims or interests in said property.

9. Personal Property – Forest View Property: John shall be entitled to remove his personal property, including but not limited to his tools located in the garage, one dresser, one desk, and any other items that are clearly his personal belongings. Except as set forth above, all furniture, fixtures, and household items remaining at the Forest View Property shall remain with the property and shall become the sole property of Kelly.

10. Personal Property – Palisades Property: Kelly shall be entitled to remove her personal property, including but not limited to CDs, videos, and any other items that are clearly her personal belongings. Except as set forth above, all furniture, fixtures, kitchen items, and household items remaining at the Palisades house shall remain with the property and shall become the sole property of John.

11. Mutual Acknowledgment of Personal Items: Each Party shall retain their respective personal and separate property not otherwise specifically allocated herein. Neither Party shall claim ownership of the other Party's personal items.

12. **Business Interests:** Prior to and during the course of the marriage, the parties obtained certain business interests as follows:

a. **Second Hand Chic:** Kelly shall be awarded Second Hand Chic as her sole and separate property, free and clear of any claim, right, title, interest, debt, or liability of John. Kelly shall assume sole responsibility for all debts, obligations, and liabilities associated with Second Hand Chic, whether incurred before or after the execution of the Stipulation.

b. **Ellsworth-Tronier, LC:** John shall be awarded Ellsworth-Tronier, LC as his sole and separate property, free and clear of any claim, right, title, interest, debt, or liability of Kelly. John shall assume sole responsibility for all debts, obligations, and liabilities associated with Ellsworth-Tronier, LC, whether incurred before or after the execution of the Stipulation.

13. **Alimony:** John shall pay Kelly alimony in the amount of Three Thousand Dollars (\$3,000.00) per month for a period of four (4) years. The four-year alimony term shall commence April 1, 2026, and shall continue for forty-eight (48) months.

14. **Taxes:** The parties shall cooperate in filing joint tax returns for tax year 2025. John shall be solely responsible for any tax obligation owing for both the Federal and State returns. Thereafter, the parties shall file separate returns.

15. **Responsibility for Assets:** Except as otherwise specifically provided herein, as to any and all assets awarded to a party under the terms hereof (including, but not limited to, real estate, business entities, vehicles, personal belongings, etc.), that party alone shall be fully responsible for all costs, liabilities, and/or obligations associated with such assets, including, but not limited

to, debts, insurance costs, taxes, repairs, maintenance, upkeep, registration fees, etc., and he/she shall be ordered to defend, indemnify against liability, indemnify against loss, and hold harmless the other party from the same.

16. Legal Fees: Each party shall pay his or her own attorney fees and legal costs incurred herein through the date of entry of the Decree of Divorce.

17. Default: If either party defaults in his/her obligations stated herein, the party in default shall be liable to the other party for all reasonable expenses, including reasonable attorney fees and court costs, incurred in the enforcement of the obligations created by this document.

18. Full Disclosure: Each party represents and warrants that he/she has fully and completely disclosed to the other party all of his/her assets and liabilities of every kind and nature up to December 31, 2025. The parties further represent and warrant that there are no assets or liabilities that have not been disclosed in connection with the final settlement of this divorce matter. In the event one party has concealed any marital assets from the other party in the course of this divorce proceeding, the other party shall be entitled to reopen this divorce matter for the limited purpose of the other party being awarded the entirety of the concealed asset(s), and shall be entitled to recover his/her attorney fees and costs incurred in such action.

19. Cooperation: The parties shall be obligated to cooperate with each other and to perform in good faith all acts necessary to carry out the terms hereof, including but not limited to, matters relating to the transfer or award of debts, liabilities, assets, accounts, and funds. Unless a specific timeline is otherwise provided herein for the completion of a particular action or execution of a specific document, all such documents and actions shall be executed or completed within thirty (30) days following the entry of the Decree of Divorce.

**THE FOREGOING ORDER IS EFFECTIVE WHEN THE COURT OFFICIAL'S
SIGNATURE APPEARS AT THE TOP OF THE FIRST PAGE**

Approved as to Form:

FULL CIRCLE FAMILY LAW

/s/ Tara Reilly
Signed by J. Ramzi Hamady with permission via email
Tara Reilly
Attorney for Kelly Ballard

NOTICE TO PARTIES:

Pursuant to Utah Rule of Civil Procedure 7(j), John Tronier's attorney, J. Ramzi Hamady, will submit the foregoing proposed order to the Court for signature upon expiration of seven (7) days from the date of this notice unless a written objection is filed prior to that time.

1 **CERTIFICATE OF SERVICE AND CERTIFICATE OF COMPLIANCE**
2 **WITH RULE 4-202.09 OF THE UTAH RULES OF JUDICIAL**
 ADMINISTRATION RE NON-PUBLIC INFORMATION

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I hereby certify that, upon information and belief, all non-public information has been omitted or redacted from this public record. I also hereby certify that a true and correct copy of the foregoing unsigned **Decree of Divorce** was served pursuant to Rules 5(b) and 7(j) of the U.R.C.P. on April 29, 2026, via electronic mail to the following:

Tara Reilly
Full Circle Family Law
Attorneys for Kelly Ballard

/s/ J. Ramzi Hamady