

Jaku Kallpa Arias-Drinkaus

Name

4095 S Win del Cir

Address

SLC, Utah 84124

City, State, Zip

469-226-2115

Phone

jakuarias28@gmail.com

Email

In the Court of Utah

THIRD Judicial District SALT LAKE County

Court Address 8080 S REDWOOD ROAD SUITE 1701, WEST JORDAN, UT 84088

In the Matter of (select one)

☒ the Marriage of (for a divorce with  
or without children, annulment,  
separate maintenance, or  
temporary separation case)

Jaku Kallpa Arias-Drinkaus

(name of Petitioner)

and

Julia Louise Arias

(name of Respondent)

Other parties (if any)

## Divorce Decree

264902042

Case Number

Matthew Bates

Judge

Commissioner (domestic cases)

The court decrees:

## Divorce

1. Jaku Kallpa Arias-Drinkaus is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Jaku Kallpa Arias-Drinkaus. The divorce will become final upon entry of the divorce decree.

Children (Utah Code 81-6-101(7))

2. **Jaku Kallpa Arias-Drinkaus** and **Julia Louise Arias** do not have any children together.

- We do not have any children together who are minors. A minor is a child under 18 who has not been married or otherwise emancipated.
- We are not expecting a child.
- We do not have incapacitated adult children together who are eligible for child support, or, **Jaku Kallpa Arias-Drinkaus** is not asking for child support for any adult child who is eligible for child support.

### Personal property (Utah Code Title 81, Chapters 1, 4, 6, and 9)

3. All personal property not addressed in the divorce should be divided as the parties have already divided it.

### Vehicles

4. Vehicles will be divided as follows:

a.

Year: **2008**

Make: **Honda**

Model: **Pilot**

VIN: **5FNYF18578B011811**

Owner (before divorce): **Jaku Arias-Drinkaus**

Current value: **\$3,000.00**

Amounts Estimated: **yes**

Basis of Estimation: **Kelly Blue Book**

Ownership After Divorce: **Jaku Kallpa Arias-Drinkaus**

Loan: **N/A**

b.

Year: **2016**

Make: **Subaru**

Model: **Forester**

VIN: **JF2SJADC6GH436364**

Owner (before divorce): **Emaus Fund**

Current value: **\$11,000.00**

Amounts Estimated: **yes**

Basis of Estimation: **Kelly Blue Book**

Ownership After Divorce: **Julia Louise Arias**

Loan: **N/A**

### Debts

5. The parties are not aware of any debts from the marriage. If any debts exist, each debt will be the responsibility of the party who incurred the debt.

## Real property

6. The parties acquired the following real property during the marriage:

a.

Description: **Condo**

Address: **875 E Arrowhead Ln, Unit 6, Murray, SLC, Utah 84107 United States**

Tax ID: **22083330060000**

Legal Description: **Land situated in the County of Salt Lake in the State of UT UNIT 6, CONTAINED WITHIN THE MOUNT OLYMPUS GARDENS CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH, AS ENTRY NO, 3584165, IN BOOK 81-7, AT PAGE 1081 AND IN THE ENABLING DECLARATION AND BYLAWS, RECORDED IN SALT LAKE COUNTY, UTAH, ON JULY 10, 1981 AS ENTRY NO, 354841661 IN BOOK 5269, ON PAGE 1386, OF OFFICIAL RECORDS (AS SAID MAP AND DECLARATION MAY HERETOFORE BE AMENDED AND/OR SUPPLEMENTED). TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT; AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT. Commonly known as: 875E Arrowhead Ln, Unit 6, Salt Lake City, UT 84107-5617**

Date property acquired: **Oct 29, 2021**

Names on title: **Julia Louise Arias, Jaku Kallpa Arias Drinkaus, Jack Arias**

Original cost: **\$257,000**

Current value: **\$280,000.00**

Property values estimated: **yes**

Estimation basis for property value: **Comparative Market Pricing**

Disposal: **Julia Louise Arias will have exclusive use and possession of this property until one of the following occurs:**

(i) **Julia Louise Arias ceases to use this property as undefined primary residence;**

(ii) **Julia Louise Arias remarries;**

(iii) **Julia Louise Arias cohabits with a non-relative adult at this property.**

**Jaku Kallpa Arias-Drinkaus will receive a share of the equity existing in the property on the date the divorce decree is signed.**

**The total equity to be divided is \$61155.859999999986. Jaku Kallpa Arias-Drinkaus's share is \$24000. Jaku Kallpa Arias-Drinkaus will have an equitable lien against the property in the amount of \$24000. Jaku Kallpa Arias-Drinkaus will sign a quitclaim deed to Julia Louise Arias subject to that lien once the divorce is entered. Julia Louise Arias will pay Jaku Kallpa Arias-Drinkaus \$24000 to satisfy the lien. Once Julia Louise Arias has paid the lien, Jaku Kallpa Arias-Drinkaus will sign any documents necessary to remove the lien from the property.**

i.

Creditor: **N/A**

Names on mortgage: **Julia Louise Arias, Jaku Kallpa Arias-Drinkaus, Jack Arias**

Date mortgage acquired: **Oct 29, 2021**

Mortgage balance: **\$218,844.14**

Monthly payment: **\$1,263.52**

Mortgage values estimated: **no**

**This mortgage will be paid as follows after the divorce: Julia Louise Arias will pay the entire debt. Julia Louise Arias will provide a copy of the divorce decree to the lender.**

## **Alimony**

7. **Neither party will pay alimony.**

## **Retirement money**

8. **The parties do not need a court order about retirement money.**

## **Duty to sign documents**

9. **The parties will sign all documents necessary to comply with the divorce decree within 60 days from entry of the decree. If a party fails to sign a document within 60 days, the other party may ask the court to appoint someone to sign the document. (Utah Rule of Civil Procedure 70)**

## **Name after divorce**

10. **Julia Louise Arias changed her name when the parties married. Julia Louise Arias's name will be Julia Louise Finley after the divorce.**

**Judge's signature may instead appear at the top of the first page of this document.**

