

Maria Magdalena Valadez

Name

5922 South Sultan Circle

Address

Murray, Utah 84107

City, State, Zip

801-671-2755

Phone

magdavaladezf@gmail.com

Email

In the Court of Utah

THIRD Judicial District SALT LAKE County

Court Address 450 SOUTH STATE STREET, SALT LAKE CITY, UT 84114

In the Matter of (select one)

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

Maria Magdalena Valadez

(name of Petitioner)

and

Lorenzo Valadez

(name of Respondent)

Other parties (if any)

Divorce Decree

254905310

Case Number

Matthew Bates

Judge

Russell Minas

Commissioner (domestic cases)

The court decrees:

Divorce

1. Maria Magdalena Valadez is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Maria Magdalena Valadez. The divorce will become final upon entry of the divorce decree.

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

2. **Maria Magdalena Valadez** and **Lorenzo Valadez** 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, **Maria Magdalena Valadez** 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: **2011**

Make: **Toyota**

Model: **RAV4**

VIN: **N/A**

Owner (before divorce): **Maria Valadez Iliana Valadez**

Current value: **\$8,000.00**

Amounts Estimated: **no**

Ownership After Divorce: **Maria Magdalena Valadez**

Loan: **N/A**

b.

Year: **2005**

Make: **Infiniti**

Model: **Fx35**

VIN: **JNRAS08W85X210108**

Owner (before divorce): **Lorenzo Valadez**

Current value: **\$5,000.00**

Amounts Estimated: **yes**

Basis of Estimation: **Kelly Blue Book**

Ownership After Divorce: **Lorenzo Valadez**

Loan: **N/A**

Bank and credit union accounts

5. Bank and credit union accounts will be divided as follows:

a.

Account Number: **1791**

Account Type: **Checking**

Institution Name: **Jordan Credit Union**

Address: **9260 South 300 East, Sandy UT 84070**

Date Opened: **N/A**

Balance (US Dollars): **\$7,361.47**

Estimated: **no**

Owner: **Lorenzo Valadez**

Co-Owner(s): **N/A**

Divide as follows: **Lorenzo Valadez should be awarded the entire balance of \$7,361.47 from this money.**

b.

Account Number: **1797**

Account Type: **Checking**

Institution Name: **Zions**

Address: **5595 S State St, Murray, UT 84107**

Date Opened: **N/A**

Balance (US Dollars): **\$4,226.66**

Estimated: **no**

Owner: **Maria Magdalena Valadez**

Co-Owner(s): **N/A**

Divide as follows: **Maria Magdalena Valadez should be awarded the entire balance of \$4,226.66 from this money.**

c.

Account Number: **2017**

Account Type: **Savings**

Institution Name: **Zions Bank**

Address: **5595 S State St, Murray, UT 84107**

Date Opened: **N/A**

Balance (US Dollars): **\$3,963.94**

Estimated: **no**

Owner: **Maria Magdalena Valadez**

Co-Owner(s): **N/A**

Divide as follows: **Maria Magdalena Valadez should be awarded the entire balance of \$3,963.94 from this money.**

d.

Account Number: **0631**
Account Type: **Savings**
Institution Name: **Mountain America Credit Union**
Address: **9800 South Monroe St, Sandy, UT**
Date Opened: **N/A**
Balance (US Dollars): **\$3,136.00**
Estimated: **no**
Owner: **Maria Magdalena Valadez**
Co-Owner(s): **N/A**
Divide as follows: **Maria Magdalena Valadez should be awarded the entire balance of \$3,136.00 from this money.**

e.

Account Number: **5021**
Account Type: **High Yield Savings**
Institution Name: **PNC Bank**
Address: **8184 S Highland Dr Ste C8, Sandy, UT 84093**
Date Opened: **N/A**
Balance (US Dollars): **\$4,082.79**
Estimated: **no**
Owner: **Maria Magdalena Valadez**
Co-Owner(s): **N/A**
Divide as follows: **Maria Magdalena Valadez should be awarded the entire balance of \$4,082.79 from this money.**

Debts

6. Each party will be ordered to assume and pay debts as follows. The party assuming the debt must put the debt in their name and pay it. If they can't put the debt in their name, they must still pay it. If a party pays a debt they are not responsible for, they can recover that amount from the responsible party.

Credit Card Debt

a.

Account Number: **9252**
Institution Name: **Discover Card**
Address: **PO Box 45909 San Francisco, CA 94145-0909**
Amount owed on debt (in US Dollars): **\$11,285.26**
Minimum Monthly Payment (in US Dollars): **\$226.00**
Owner: **Lorenzo Valadez**
The debt will be paid as follows: **Lorenzo Valadez will pay the entire debt.**
Lorenzo Valadez will provide a copy of the divorce decree to the lender.

Real property

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

a.

Description: **House**

Address: **5922 South Sultan Circle, Murray, Salt Lake County, Utah 84107**

United States

Tax ID: **21134550010000**

Legal Description: **Parcel 21134550010000 Legal description: LOT #22, THE SULTAN, P U D. 3984-92 4068-0392 6769-2984 8394-8309 09325-4962 10714-8690**

Date property acquired: **Sep 8, 2018**

Names on title: **Maria M Valadez Iliana Valadez**

Original cost: **\$195,000**

Current value: **\$317,900.00**

Property values estimated: **no**

Disposal: **Maria Magdalena Valadez will receive sole ownership of this property.**

i.

Creditor: ,

Names on mortgage: **N/A**

Date mortgage acquired: **N/A**

Mortgage values estimated: **N/A**

This mortgage will be paid as follows after the divorce: **N/A**

b.

Description: **Condo**

Address: **4822 S Highland Circle 108, Holladay, Salt Lake, Utah 84117 United States**

Tax ID: **22092100080000**

Legal Description: **Parcel 22092100080000 Legal description: UNIT 108, BLDG 1, CHATEAU FORET CONDO. 7403-0954 9094-5862 9120-2033 9441-6388 9463-9442 9813-5336 9917-8697 10497-2678**

Date property acquired: **Dec 3, 2018**

Names on title: **VALDEZ, LORENZO & ILIANA; JT**

Original cost: **\$175,000**

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

Property values estimated: **no**

Disposal: **Lorenzo Valadez will receive sole ownership of this property.**

i.

Creditor: **N/A**

Names on mortgage: **Lorenzo Valadez**

Date mortgage acquired: **Dec 3, 2018**

Mortgage balance: **\$82,606.08**

Monthly payment: **\$730.10**

Mortgage values estimated: **no**

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

Alimony

8. Neither party will pay alimony.

Retirement money

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

Duty to sign documents

10. 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)



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

May 20, 2026

Date

Signature



Judge

Matthew Bates

Signature



Date

Commissioner

Approved as to Form.

Other Party

Signature

Other Party

Name

Lorenzo Valadez

Certificate of Service

I certify that I filed with the court and am serving a copy of this Divorce Decree on the following people.

a.

Name: **Lorenzo Valadez**

Method of service: **Postal Mail**

Address: **4822 S Highland Circle #108, Holladay UT 84117**

Date of Service: **May 5, 2026**

05/05/2026

Date

Signature



Maria Magdalena Valadez

Printed
Name

Maria Magdalena Valadez