

The Order of the Court is stated below:

Dated: May 23, 2026
02:57:03 PM

/s/ KARA PETTIT
District Court Judge



Titan Legal
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IN THE THIRD DISTRICT COURT, STATE OF UTAH
SALT LAKE COUNTY, SALT LAKE DEPARTMENT

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|-----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| LINDEN COLONIAL, LTD Plaintiff vs. SCOTT W. SHILL Defendant | JUDGMENT AND ORDER Civil No. 250905983 Judge: KARA PETTIT |
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Pursuant to Plaintiff's Motion for Summary Judgment, and for good cause appearing, the Court hereby finds that there are no genuine disputes of material fact, and that Plaintiff is entitled to judgment as a matter of law.

IT IS HEREBY ORDERED that Plaintiff be awarded judgment against Defendant in the amount of:

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|-----------------------------------------|---------------------|
| Previous Balance | \$3015.62 |
| Daily Rent 7/1/2025 - 7/18/2025 | \$792.90 |
| Future Rent from 08/26/2025 - 9/24/2025 | \$1321.50 |
| Late Fees | \$200.00 |
| Insurance | \$30.00 |
| Month to Month Fee | \$100.00 |
| Utilities | \$106.60 |
| Eviction Turn Over | \$50.00 |
| Treble Damages 7/19/2025 - 8/25/2025 | \$5021.70 |
| Court Costs | \$264.00 |
| Attorney Fees | \$930.00 |

Court reduced requested attorney fees for \$75 in clerical work not requiring attorney involvement. See e.g. Baldwin v. Burton, 850 P.2d 1188, 1200 01 (Utah 1993) (upholding trial court's inclusion of paralegal fees because it was work an attorney would have had to perform and not part of standard office operating expenses). The entries the Court finds are not a part of reasonable attorney's fees are: .5 for Organization, copying, and properly formatting of documents, preparation of documents to electronically

file each in their respective formats, and preparation of the file; .3 for File documents with court electronically; .2 for Review, print or copy return of service from server, then file with court electronically Calendar default timing

| | |
|-----------------------|---------------------------|
| Credit | -\$0.00 |
| Payments | -\$0.00 |
| TOTAL JUDGMENT | <u>\$11,832.32</u> |

with interest on the judgment as provided by contract at the rate of 24% from the date of this judgment until paid. This judgment may, by motion, be augmented for additional costs and attorney fees by court order.

Pursuant to Rule 7(j)(4), URCP, a party may object to the form of the proposed Order by filing an Objection within 7 days after the proposed Order is served upon them.

ISSUED under the seal of the court: Official signature appears at the top of the first page.

REF NO. 306131