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**IN THE THIRD JUDICIAL DISTRICT COURT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH**

JONATHAN HASEBI, an individual, and
KARI HASEBI, an individual,

Plaintiffs,

v.

ANITA MARIE BANGERTER, as Trustee of
the LEE R. BANGERTER FAMILY
PARTNERSHIP TRUST, DRAPER
INVESTMENT, LLC, a Utah limited liability
company, aka DRAPER INVESTMENT,
LLC, a Wyoming limited liability company,
LEEWEY, LLC, a Wyoming limited liability
company, STEVEN DIAZ, an individual,
INTEGRATED FINANCIAL RESOURCES,
LLC, a Utah limited liability company, and
DOE DEFENDANTS 1-20,

Defendants.

**JUDGMENT AGAINST STEVEN DIAZ
AND INTEGRATED FINANCIAL
RESOURCES, LLC**

Case No. 250908482

Judge Patrick Corum

In accordance with Rule 58A of the Utah Rules of Civil Procedure and the Order on the
Motion for Default Judgment Against Steven Diaz ("Diaz") and Integrated Financial Resources,

LLC (“Integrated”) the Court now **ENTERS** this **JUDGMENT** against Steven Diaz and Integrated Financial Resources, LLC in the amounts and terms consisting of the following:

1. Judgment shall be and is entered against Diaz and Integrated in the amount of \$1,485,435.79 for compensatory damages.
2. Judgment shall be and is entered against Diaz and Integrated in the additional amount of \$51,126.67 for interest from October 17, 2025 through June 2, 2026.
3. Judgment shall be and is entered against Diaz and Integrated in the additional amount of \$11,134.50 for attorneys’ fees, costs, and expenses incurred in this action and jointly and severally liable between Diaz, Integrated, Defendant Leewey, LLC, and Defendant Anita Marie Bangerter.
4. The amounts due under this Judgment shall continue to accrue interest at the post-judgment interest rate of 5.51% from the date this Judgment is entered until paid in full.
5. The transfer of real property located in Salt Lake County, Utah, described as follows:

Lot 36, THE COTTAGES AT FAIRWAY HOLLOW PHASE B, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, Tax ID No. 34-04-329-036

(the “Property”) between Defendant Draper Investment, LLC and Bangerter is hereby voided pursuant to the Uniform Voidable Transactions Act, Utah Code § 26-6-101, *et seq.*
6. Plaintiffs shall have an attachment against the Property and any judgments entered against Diaz.
7. Bangerter is enjoined from further disposition of the Agreement and Assignment of Judgment (Dkt. No. 1, Exhibit B) between Defendant Draper Investment, LLC and Bangerter.

8. Title to the Property shall be and is hereby quieted in favor of Plaintiffs free and clear of any interest claimed by Bangerter or any other Defendants in this action, and is more particularly described as follows, and located in Salt Lake County, State of Utah:

Lot 36, THE COTTAGES AT FAIRWAY HOLLOW PHASE B, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax ID No. 34-04-329-036.

Plaintiffs shall be the sole and rightful owners of the Property

9. Plaintiffs may execute against any interest, property, or consideration owned or possessed by Diaz and Integrated as created by the Agreement and Assignment of Judgment between Defendants Draper Investment, LLC and Anita Marie Bangerter or the proceeds therefrom to satisfy this Judgment.

IT IS SO ORDERED.

***** END OF ORDER *****

Pursuant to Rule 10(e) of the Utah Rules of Civil Procedure, this Order will be entered by the Court's signature at the top of the first page.