

The Order of the Court is stated below:

Dated: July 06, 2026
11:12:15 AM

/s/ TODD M SHAUGHNESSY
District Court Judge



Titan Legal
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Attorneys for Plaintiff

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

SERENGETI SPRINGS LTD Plaintiff vs. JACOB VANWAGENEN Defendant	JUDGMENT Civil No. 250908632 Judge: TODD M SHAUGHNESSY
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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:

Previous Balance	\$0.00
Daily Rent 10/1/2025 - 10/15/2025	\$752.10
Future Rent from 11/09/2025 - 1/25/2026	\$3910.92
Late Fees	\$304.00
Insurance	\$60.00
Service of Notice	\$20.00
Trash	\$248.00
Eviction Turn Over	\$25.00
Treble Damages 10/16/2025 - 11/8/2025	\$3610.08
Court Costs	\$136.00
Attorney Fees	\$1005.00
Credit	-\$3.44
Payments	-\$0.00
TOTAL JUDGMENT	\$10067.66

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. 312109

CERTIFICATE OF SERVICE

I hereby certify that, on the date stated below, I caused a true and correct copy of the foregoing document to be served upon Defendant(s) via the following means:

JACOB VANWAGENEN
6314 W PLACER MINE LANE
WEST JORDAN, UT 84081

JACOB VANWAGENEN: JAKE.VANWAGENEN@HOTMAIL.COM

Dated and served: 7/1/2026

/s/ Nicholas P. Lloyd