

The Order of the Court is stated below:

Dated: July 06, 2026
12:23:59 PM

/s/ CHELSEA KOCH
District Court Judge



Dean Collinwood (16424)

McConkie Collinwood Adams

505 South Main Street

Bountiful, Utah 84010

Telephone (801) 294-2800

Email: dean@kmclaw.net

Attorney for Petitioner Vicki Seeley

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

450 South State Street, Salt Lake City, Utah 84111

<i>In the Matter of the Marriage of:</i>	
VICKI LYNNE SEELEY,	BIFURCATED
Petitioner,	DECREE OF DIVORCE
and	Case Number: 254902006
	Judge: Chelsea Koch

KEVIN DEE SEELEY, Respondent	Commissioner: Michelle Blomquist
--	----------------------------------

This matter came before the Court for entry of a Bifurcated Decree of Divorce based upon the parties' Partial Stipulated Settlement Agreement executed on or about January 23, 2026. The Court, having reviewed the record and the parties' agreement, and for good cause appearing, enters this Bifurcated Decree of Divorce. Except as expressly ordered below, any issue not resolved is reserved and is not adjudicated by this Decree.

PARTIES, JURISDICTION, AND DIVORCE

1. The parties are actual and bona fide residents of Salt Lake County, Utah, and have been for at least three months preceding the commencement of this action.
2. The parties were married on December 15, 1984. The parties separated on or about March 23, 2025.
3. All of the parties' children are adults, and no more children are expected.
4. This Court has jurisdiction over the parties and the subject matter of this action, and venue is proper in this Court.
5. The marital status of the parties is terminated by this Bifurcated Decree of Divorce. Petitioner, Vicki Lynne Seeley, and Respondent, Kevin Dee Seeley, are hereby granted a divorce based upon the grounds of irreconcilable differences. The bonds of matrimony

existing between them are dissolved effective upon entry of this Bifurcated Decree of Divorce.

6. The Partial Stipulated Settlement Agreement is approved, incorporated into this Decree, and made an order of the Court, subject to the reservation of unresolved issues.

MARITAL RESIDENCE HELD IN IRREVOCABLE TRUST

7. The marital residence located at 3715 Brandy Buck, Taylorsville, Utah 84129 (the "Residence") shall be conveyed into an irrevocable trust (the "Trust") to be established contemporaneously with or immediately following entry of the Bifurcated Decree of Divorce.

8. Petitioner, Vicki Lynne Seeley, shall serve as Trustee of the Trust.

9. The parties' two adult children, Austin J. Seeley and Sheraya L. Wilding, shall be named as equal remainder beneficiaries of the Trust.

10. Legal and equitable title to the Residence shall vest solely in the Trust. Neither party shall retain any individual legal or equitable ownership interest in the Residence following conveyance.

11. The lifetime occupancy right is not an ownership interest, shall not be recorded as a life estate deed, and shall not be deemed real property ownership for any purpose.

12. Petitioner, in her individual capacity, is granted a personal, non-transferable lifetime right of use and occupancy of the Residence for residential purposes, subject to the Partial Stipulated Settlement Agreement and the Trust.

13. This right is personal and non-assignable; does not confer any ownership or equity interest; may not be mortgaged, encumbered, or pledged except as expressly permitted in the

Partial Stipulation; and no spouse, domestic partner, cohabitant, or third party shall acquire any ownership or occupancy rights independent of this Bifurcated Decree.

14. Petitioner shall occupy the Residence as her primary residence, except as permitted under the rental provisions below.

15. Petitioner shall be solely responsible for all property taxes, maintaining adequate homeowner's insurance coverage and payment, utilities, ordinary maintenance and repairs, and loans for preservation and habitability.

16. Except as expressly permitted herein, Petitioner shall not sell, encumber, mortgage, refinance, or otherwise transfer any interest in the Residence.

17. Notwithstanding the primary residence requirement, Petitioner, acting as Trustee, may rent or lease the Residence, in whole or in part, provided that any rental or lease is on commercially reasonable terms; rental proceeds are first applied to property taxes, insurance, utilities, ordinary maintenance, and necessary repairs required to preserve the value and habitability of the Residence; any rental proceeds remaining after such expenses may be retained by Petitioner and shall not be subject to division, reimbursement, or accounting to Respondent or the remainder beneficiaries; and the rental shall not materially impair the value of the Residence or the remainder beneficiaries' interests.

18. Petitioner shall not enter long-term leases exceeding twelve (12) months.

19. Rental pursuant to this section shall not be deemed a transfer of ownership or a violation of the restrictions on alienation contained in the Partial Stipulated Settlement Agreement.

20. Petitioner may request authorization to borrow against the Residence solely for the purpose of preserving the value of the Residence or maintaining it in a safe and habitable condition, including necessary structural or code-required repairs.

21. Any such borrowing shall require prior written approval by an independent, licensed, and bonded inspection service, which shall not be the contractor performing the work and shall have no financial interest in the repairs.

22. Any approved borrowing shall be limited to the minimum amount reasonably necessary; be secured solely by the Trust's interest in the Residence; be used exclusively for the approved purpose; and not be used for personal expenses, discretionary improvements, or cosmetic upgrades.

23. Any such loan shall be treated as a Trust obligation and shall reduce the net value of the Residence upon distribution, without creating any ownership, reimbursement, or equitable claim in favor of Petitioner.

24. As Trustee, Petitioner owes fiduciary duties of loyalty, care, and preservation to the remainder beneficiaries and shall not engage in waste or self-dealing, except that "self-dealing" does not include Petitioner's right to rent or lease all or part of the premises or conduct a home business.

25. The lifetime right of occupancy shall terminate upon the earliest of Petitioner's death, permanent abandonment or relocation, or material breach of the Partial Stipulated Settlement Agreement or the Trust.

26. Upon termination, the Residence shall be distributed outright and in equal shares to the parties' beneficiaries free and clear of any interest of Petitioner.

ALIMONY

27. Each party knowingly and voluntarily waives all claims to alimony or spousal support, now and in the future. This waiver is non-modifiable, and the Court shall have no continuing jurisdiction over alimony.

MARITAL DEBTS AND FINANCIAL ASSETS

28. The parties have made a full and fair disclosure of all material assets and debts.

29. Petitioner shall be solely responsible for all marital debts that were disclosed as of the date of the Partial Stipulated Settlement Agreement, whether incurred jointly or individually, and shall indemnify and hold Respondent harmless from any liability arising from such debts, with the exception of the following debts, which shall be the responsibility of Respondent:

- a) \$3,236.00 to Zions Bank;
- b) \$8,471.07 to Hercules CU; and
- c) \$530.47 to Chase Credit Card.

30. Each party shall be responsible for his or her own medical debt.

31. Debts incurred after the date of separation, March 23, 2025, shall be the responsibility of the person incurring the debt.

32. Each party shall retain all retirement accounts currently in his or her name as sole and separate property. Each party waives any claim to the other's retirement assets. No QDRO shall be prepared or required.

33. Respondent shall receive the cash value of the Beneficial Life Universal Life policy.

PERSONAL PROPERTY RESERVED

34. The division of personal property is reserved for separate mediation.

35. Mediation shall be scheduled within thirty (30) days and held within sixty (60) days of the date the Stipulation was signed by the parties.

36. Respondent shall have the right to reasonably inspect the Residence and all personal property upon reasonable notice for purposes of identification, valuation, and sale. Petitioner shall not conceal or dispose of property subject to the Partial Stipulated Settlement Agreement.

GENERAL PROVISIONS

37. Each party releases the other from all claims arising out of the marriage.

38. Each party shall be responsible for tax consequences related to property or obligations awarded to them.

39. The parties shall execute any documents reasonably necessary to carry out the Partial Stipulated Settlement Agreement and this Bifurcated Decree.

40. This Bifurcated Decree and the Partial Stipulated Settlement Agreement shall be governed by Utah law.

41. Each party shall bear his or her own attorney fees and costs incurred to date, except as otherwise ordered by the Court in connection with future reserved or enforcement issues.

*****THE COURT'S SIGNATURE MAY APPEAR AT THE TOP OF THE
FIRST PAGE OF THIS DOCUMENT*****

Approved as to form:

Stillwater Family Law, LLC

/s/ John Seegrist

John D. Seegrist

LPP for Respondent

Signed with email permission

CERTIFICATE OF SERVICE

I certify that on June 26, 2026, I served a true and correct copy of the foregoing
Bifurcated Decree of Divorce on all parties of record.

/s/ Dean Collinwood