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

In the Matter of the Marriage of:	:	
JUSTIN LARSEN,	:	DECREE OF DIVORCE
	:	
Petitioner,	:	
and	:	Civil No: 264900763
	:	
LARISSA BLACK,	:	
	:	Judge: Pehrson
Respondent.	:	Commissioner: Sagers

THE ABOVE CAPTIONED MATTER is submitted to the Court pursuant to Rule 7 of the Utah Rules of Civil Procedure and Petitioner's motion. The Court having reviewed the pleadings on file herein, and having established jurisdiction, and the court having entered its Findings of Fact and Conclusions of Law, based thereon and for good cause appearing therefore, it is HEREBY ORDERED, ADJUDGED AND DECREED:

JURISDICTION

- Both parties are residents of Salt Lake County, State of Utah and have resided in Salt Lake County for more than three (3) months immediately prior to the commencement of this action.
- Petitioner and Respondent are husband and wife, having married on November 1, 2022, in

Salt Lake County, State of Utah.

3. The parties have been separated from one another since November 23, 2025.

GROUND

4. Pursuant to U.C.A. 81-4-405(g) Respondent shall be awarded a divorce from Petitioner on the grounds of fault.

CHILDREN

5. No children were born during the marriage and none are expected.

REAL PROPERTY

6. During the marriage, the parties acquired a residence located at 1478 West American Avenue, Salt Lake City, Utah 84104 and a residence located at 1916 West Homestead Farms Lane #3, West Valley City, Utah 84119. Both of the parties' names are on the title of these properties however the homes are financed only in Respondent's name.

7. Both homes shall be listed for sale by no later than July 1, 2026.

8. The parties shall use Joe Gordon as their realtor. Respondent shall contact Mr. Gordon within ten (10) days from the date of the Stipulation and Settlement Agreement (May 22, 2026) to see if Mr. Gordon can act as the realtor for the parties. It is anticipated that Mr. Gordon shall contact Petitioner after speaking to Respondent.

9. If Mr. Gordon is not available to act as the realtor for the parties, the parties shall use a realtor proposed by Mr. Gordon. The parties shall not use a realtor known by either party.

10. Both parties shall timely cooperate with Mr. Gordon (or any other realtor) to list the homes

for sale. The parties shall follow the recommendations of the realtor as to sales price and price reductions.

11. Respondent shall be the primary point of contact for any realtor who is employed to assist the parties in selling their homes and in the event Petitioner is unavailable to communicate with the realtor, Petitioner shall designate a third party to act in his stead through a Power of Attorney so that decisions can be made about the homes and the selling process is not delayed. The realtor shall send all written communications (text or email) to both parties (or someone designated for a party) at the same time period, but in separate communications. If Petitioner is unavailable and has to designate a third party to act in his place, Petitioner shall share that information with his attorney who will provide the information to Respondent's counsel.

12. The parties shall make any repairs to the homes that are recommended by the realtor. The costs of any repairs (whether it is labor costs, material costs or otherwise) shall be shared equally by the parties. Reimbursements for any expenses shall be communicated through counsel. If a party does not pay for his or her share of the repair costs, that money can be taken from a party's sales proceeds to pay back the other party for the costs that were paid on behalf of the other party.

13. Until such time as the parties' homes are sold, they shall continue to pay for the expenses associated with the obligations for the houses as they have been doing. The parties recognize that Petitioner shall be responsible for the HELOAN payment beginning June 1, 2026 but that his payment for this loan (as stated in more detail below) shall come from Petitioner's portion of the equity in the house.

14. When the homes are sold, the proceeds from the sale of the homes shall be applied as follows:

- a. 1916 West Homestead Farms Lane, #3, West Valley City, UT 84119.
 - i. To pay for the outstanding mortgage on the house;
 - ii. To pay for the outstanding HELOAN tied to the property and financed with WSFS Bank;
 - iii. To pay for realtor fees and closing costs;
 - iv. Any remaining equity shall be divided equally between the parties.
- b. 1478 West American Avenue, Salt Lake City, Utah 84014.
 - i. To pay the outstanding mortgage on the house;
 - ii. To pay for realtor fees and closing costs;
 - iii. To pay for the following debts:
 - (a) Respondent's Cyprus Visa Cash Back Rewards Card with a balance of \$23,732.92;
 - (b) Petitioner's Capital One Credit Card with a balance of \$2,700.00
 - iv. \$21,205.00 shall be transferred directly to Respondent (off the top);
 - iv. Thereafter, the equity shall be equally divided with the following offsets:
 - (a) Respondent owes Petitioner \$3,140.00 for Petitioner's portion of equity in the parties' Toyota Tacoma;
 - (b) Petitioner owes Respondent \$6,433.00 towards Respondent's debt

with Citibank Visa;

(c) Petitioner owes Respondent \$3,244.50 for his one-half obligation for the federal taxes for 2025;

(d) Petitioner owes Respondent \$1,431.00 for his one-half obligation for state taxes for 2025;

(e) After these offsets are taken into consideration, Petitioner owes Respondent \$11,108.50 and Respondent owes Petitioner \$3,140.00. Respondent shall receive \$7,968.00 more from Petitioner's one-half portion of the equity to compensate her for these offsets.

(f) Additionally, Respondent shall receive reimbursement from Petitioner's one-half portion of equity proceeds for any HELOAN payments she makes from June 1, 2026 until such time as the house sells. (the monthly payment for the HELOAN is \$662.49).

(g) In the event there is not enough equity in the American Avenue home to satisfy these obligations/offsets stated herein, the money for these offsets shall come from the Homestead Farms home.

PERSONAL PROPERTY

15. During the marriage the parties acquired the following vehicle that shall be awarded to Respondent free and clear of any claim by Petitioner: 2022 Toyota Tacoma. Petitioner has received his portion of the equity through the payout of the homes, as stated above.

16. It is fair and reasonable that whomever receives a vehicle with a loan obligation shall be responsible for the payment of that debt holding the other party harmless for any liability therein.

17. The parties additionally acquired furnishings, household items, yard equipment and the like. It is fair and reasonable that each party be awarded any pre-marital property they brought into their marriage. All property acquired during the marriage shall be equitably divided between the parties as they have already done so with the exception of the 85 inch television that is in Respondent's possession. The television shall be awarded to Petitioner free and clear of any claim by Respondent. Within two (2) weeks from May 22, 2026, Petitioner shall hire a reputable moving company to deliver the television to him and take the television off of the wall at Respondent's home. Petitioner shall make initial arrangements with the moving company. The moving company shall then coordinate the pick-up time directly with Respondent.

FAMILY PETS

18. Respondent shall be awarded the dog Satie.

19. Petitioner shall be awarded the dog Ruby subject to the following:

a. Ruby is currently with Respondent. On May 29, 2026 Respondent shall take Ruby to Hillside Vet. Respondent has confirmed with the vet's office that Ruby can be housed at the vet until she is picked up by Petitioner. It is anticipated that Petitioner shall pick Ruby up from the vet on the same day that Respondent drops her off. Petitioner shall be responsible for the costs of housing Ruby at the vet on this day that she is picked up.

b. Petitioner has an upcoming hearing in a criminal matter (Court Case No.

251915051). If and when Petitioner is sentenced in this criminal case, on the date of any sentencing hearing, in advance of his sentencing hearing, Petitioner shall take Ruby to Hillside Vet. In the event Petitioner is incarcerated (whether on that date or a future date), Petitioner shall have Ruby be at Hillside Vet and shall list Respondent as a person who can pick Ruby up from the vet. The party who retrieves Ruby from the vet shall be responsible for the costs associated with Ruby's stay at the vet.

c. Ruby shall stay with Respondent if Petitioner is incarcerated. Respondent shall return Ruby to Petitioner after Petitioner gets out of jail. Once Petitioner is out of jail, Respondent would drop Ruby off at Hillside Vet and Petitioner could pick Ruby up from the vet. Petitioner would be responsible for the costs associated with Ruby's stay at the vet for that time period. Petitioner would be notified that Ruby is at the vet by somebody calling Petitioner from the vet's office.

d. At any given time, in order to have Ruby, Petitioner must ensure that he has appropriate housing accommodations for Ruby. In the event Petitioner needs to rehome Ruby, Respondent shall be the first option. This information would be shared through counsel.

PROVISIONS RELATING TO DEBT

20. During the course of the marriage the parties have acquired marital debt. Petitioner shall assume financial responsibility for his Chase Bank Credit Card that has an approximate balance of \$2,593.00 on it holding Respondent harmless for any liability therein. Apart from the portion of

the debt identified herein that Petitioner is responsible for (\$6,433.00), Respondent shall assume responsibility for her Citi Bank Visa Debt holding Petitioner harmless for any liability therein.

21. If a party has debt in his or her individual name that was not marital debt, it is fair and reasonable that the person who acquired the debt be responsible for the same, holding the other party harmless for any liability therein.

22. If there are any credit cards that are joint, after the account is paid in full, the parties shall remove the other party's name from the account and if that is not possible, then shall close the account. Neither party shall use any credit card that is tied to the other party.

PROVISIONS RELATING TO BANK AND INVESTMENT ACCOUNTS

23. Neither party acquired any investment or retirement accounts during the marriage.

24. Each party shall be awarded his or her own bank account free and clear of any claim by the other party.

25. Respondent shall be awarded the parties business bank account at Cyprus Credit Union. This account shall be closed down once Respondent has completed the Chris and Jessi job. She anticipates that this shall happen by August of 2026.

ALIMONY

26. Both parties are capable of meeting their own financial needs. It is fair and reasonable that neither party be awarded alimony from the other.

BUSINESS INTEREST

27. During the marriage the parties created the following business interests: Create and

Renovate; and Task. Once the Chris and Jessi job is completed, these businesses shall be dissolved. Respondent shall provide verification (through her counsel) to Petitioner (through his counsel) once the business entities have been dissolved.

28. The parties use Accounting Factor (Ping) for their tax preparation and shall have this same company prepare the business taxes for 2026. The parties shall cooperate with one another (through their counsel) to finalize any business tax return for 2026.

29. Respondent shall be responsible for any future liabilities associated with the businesses and will be entitled to any future profit therefrom.

MISCELLANEOUS PROVISIONS

30. Both parties shall be restrained from bothering, threatening, or harassing one another.

31. Both parties are restrained from communicating with the other party (either directly or indirectly) except through counsel as set forth herein. Both parties are restrained from coming to either person's place of residence however, there is an understanding that until such time as the marital properties are sold, there could be an occasion for Respondent to go to the house where Petitioner is living. If that happens, Respondent shall have law enforcement provide a stand by assist.

32. Both parties are restrained from posting any information about the other party on any social media platform.

33. Petitioner shall not reference the parties' business names or Respondent's name in any marketing associated with future business ventures, clients or vendor relations. Neither party shall

use the other party's personal information to open new accounts or businesses.

34. Each party is responsible for his or her own attorney fees.

35. Respondent shall cooperate as necessary so that Petitioner's cell phone number can be released to him.

*****EXECUTED AND ENTERED BY THE COURT AS INDICATED BY THE DATE AND
SEAL AT THE TOP OF THE PAGE*****

Approved as to form:

Russell Grey
Attorney for Petitioner
Dated this _____

CERTIFICATE OF SERVICE

I hereby certify that on this 18 day of June, 2026 a true and correct copy of the foregoing DECREE OF DIVORCE was sent to the following via electronic mail:

Russell Grey
Attorney for Petitioner

/s/Amy Anderson