

Kathy Jean Western
Name
6431 S Eventide Way
Address
West Valley City, Utah 84081
City, State, Zip
385-253-1387
Phone
brandy.petersen@hsc.utah.edu
Email

In the Court of Utah

THIRD Judicial District SALT LAKE County

Court Address 450 SOUTH STATE STREET, SALT LAKE CITY, UT 84114

In the Matter of (select one)

☒ the Marriage of (for a divorce with
or without children, annulment,
separate maintenance, or
temporary separation case)

Kathy Jean Western

(name of Petitioner)

and

Phil Clark Western

(name of Respondent)

Other parties (if any)

Divorce Decree

264903055

Case Number

Adam Mow

Judge

Renee Blocher

Commissioner (domestic cases)

The court decrees:

Divorce

1. Kathy Jean Western is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Kathy Jean Western. The divorce will become final upon entry of the divorce decree.

Children (Utah Code 81-6-101(7))

2. **Kathy Jean Western and Phil Clark Western** do not have any children together.

- We do not have any children together who are minors. A minor is a child under 18 who has not been married or otherwise emancipated.
- We are not expecting a child.
- We do not have incapacitated adult children together who are eligible for child support, or, **Kathy Jean Western** is not asking for child support for any adult child who is eligible for child support.

Personal property (Utah Code Title 81, Chapters 1, 4, 6, and 9)

3. All personal property not addressed in the divorce should be divided as the parties have already divided it.

Vehicles

4. Vehicles will be divided as follows:

a.

Year: **2019**
Make: **GMC**
Model: **SIERRA**
VIN: **1GT42WEY8KF228230**
Owner (before divorce): **PHIL C WESTERN**
Current value: **\$35,000.00**
Amounts Estimated: **no**
Ownership After Divorce: **Phil Clark Western**
Loan: **N/A**

b.

Year: **2012**
Make: **HOND**
Model: **CIVIC**
VIN: **2HGFB2F52CH332705**
Owner (before divorce): **PHIL C WESTERN OR KATHY J WESTERN**
Current value: **\$1,000.00**
Amounts Estimated: **no**
Ownership After Divorce: **Kathy Jean Western**
Loan: **N/A**

c.

Year: **1965**
Make: **PONT**
Model: **GTO**

VIN: **237375P234256**

Owner (before divorce): **PHIL CLARK WESTERN OR KATHY WESTERN**

Current value: **\$8,000.00**

Amounts Estimated: **no**

Ownership After Divorce: **Phil Clark Western**

Loan: **N/A**

Debts

5. The parties are not aware of any debts from the marriage. If any debts exist, each debt will be the responsibility of the party who incurred the debt.

Real property

6. The parties acquired the following real property during the marriage:

a.

Description: **House**

Address: **6431 S Eventide Way, West Valley City, SLC, Utah 84081 United**

States

Tax ID: **20-21-277-009-0000**

Legal Description: **Lot 312 Sunset Hills PUD PH 3 11049-6096**

Date property acquired: **Dec 14, 2021**

Names on title: **Western, Kathy; JT Western Phil; JT**

Original cost: **\$559,091.26**

Current value: **\$659,400.00**

Property values estimated: **no**

Disposal: **Kathy Jean Western will have exclusive use and possession of this property until one of the following occurs:**

(i) Kathy Jean Western ceases to use this property as undefined primary residence;

(ii) Kathy Jean Western remarries;

(iii) Kathy Jean Western cohabits with a non-relative adult at this property.

Phil Clark Western will receive a share of the equity existing in the property on the date the divorce decree is signed.

The total equity to be divided is \$456171.05. Phil Clark Western's share is \$225000. Phil Clark Western will have an equitable lien against the property in the amount of \$225000. Phil Clark Western will sign a quitclaim deed to Kathy Jean Western subject to that lien once the divorce is entered. Kathy Jean Western will pay Phil Clark Western \$225000 to satisfy the lien. Once Kathy Jean Western has paid the lien, Phil Clark Western will sign any documents necessary to remove the lien from the property.

i.

Creditor: **N/A**

Names on mortgage: **PHIL WESTERN, KATHY WESTERN**

Date mortgage acquired: **Dec 14, 2021**

Mortgage balance: **\$203,228.95**

Monthly payment: **\$1,487.30**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Phil Clark Western will pay the entire debt. Phil Clark Western will provide a copy of the divorce decree to the lender.**

Alimony

7. Neither party will pay alimony.

Retirement money

8. The parties do not need a court order about retirement money.

Duty to sign documents

9. The parties will sign all documents necessary to comply with the divorce decree within 60 days from entry of the decree. If a party fails to sign a document within 60 days, the other party may ask the court to appoint someone to sign the document. (Utah Rule of Civil Procedure 70)

Judge's signature may instead appear at the top of the first page of this document.

July 13, 2026

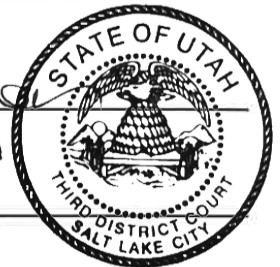
Date

Signature



Judge

Adam T. Mow



Signature

Date

Commissioner

Approved as to Form.

Other Party
Signature



6/26/26

Other Party
Name

Phil Clark Western

Certificate of Service

I certify that I filed with the court and am serving a copy of this Divorce Decree on the following people.

a.

Name: **Phil Western**

Method of service: **Hand Delivery**

Address: **6431 S Eventide Way WVC Utah 84081**

Date of Service: **Jun 26, 2026**

06/26/2026

Date

Signature



Kathy J Western

Printed
Name

Kathy J Western