

Anna Lynn Jones Zoucha
Name
5113 West Buckeye View Way
Address
Riverton, Utah 84096
City, State, Zip
435-243-0516
Phone
annazoucha@gmail.com
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)

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

Anna Lynn Jones Zoucha
(name of Petitioner)

and

Justin David Zoucha
(name of Respondent)

Other parties (if any)

Divorce Decree

264903014

Case Number

Montague
Judge

Blomquist
Commissioner (domestic cases)

The court decrees:

Divorce

1. Anna Lynn Jones Zoucha is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Anna Lynn Jones Zoucha. The divorce will become final upon entry of the divorce decree.

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

2. **Anna Lynn Jones Zoucha** and **Justin David Zoucha** 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, **Anna Lynn Jones Zoucha** 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: **Nissan**

Model: **Murano**

VIN: **5N1AZ2MSXKN121959**

Owner (before divorce): **Justin Zoucha, Annalynn J Cooper**

Current value: **\$17,250.00**

Amounts Estimated: **no**

Ownership After Divorce: **Justin David Zoucha**

I.

Lender: **Mountain America Credit Union**

Address: **9800 South Monroe Street, Sandy UT 84070**

Date Acquired: **N/A**

Amount Owed: **\$19,055.08**

Amounts Estimated: **no**

Monthly Payment: **\$569.81**

The debt will be paid as follows: **Justin David Zoucha will pay the entire debt. Justin David Zoucha will provide a copy of the divorce decree to the lender.**

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: **Zoucha Home**

Address: **5113 West Buckeye View Way, Riverton, Salt Lake, Utah 84096**

United States

Tax ID: **32-01-204-006**

Legal Description: **LOT 917, MONARCH MEADOWS PHASE 9. 8986-3387 9119-7965**

Date property acquired: **Jun 13, 2022**

Names on title: **Cooper, Anna Lynn, Zoucha, Justin**

Original cost: **\$725,000**

Current value: **\$699,000.00**

Property values estimated: **no**

Disposal: **1. Sale of Marital Residence: The parties acknowledge that the marital residence, located at 5113 West Buckeye View Way Riverton UT 84096, is currently listed for sale on the market. Both parties shall cooperate fully with the listing agent to facilitate a timely sale. 2. Division of Net Proceeds: Upon the sale of the residence, all standard closing costs, real estate commissions, taxes, and outstanding mortgage liens shall be paid first from the gross sale price to determine the "Net Proceeds." 3. Equal Split and Debt Equalization: The parties agree that the Net Proceeds shall initially be divided equally (50% to Petitioner and 50% to Respondent). However, to satisfy an agreed-upon personal debt owed by Justin to Anna, the sum of \$8,457.00 shall be deducted entirely from Justin's 50% share of the Net Proceeds and added directly to Anna's share of the Net Proceeds. 4. Explicit Instruction to Title/Escrow Company: The title, escrow, or closing company handling the sale of the property is hereby authorized and directed to disburse the Net Proceeds at the time of closing via separate checks or wire transfers as follows: To Anna Zoucha: 50% of the Net Proceeds, plus \$8,457.00. To Justin Zoucha: 50% of the Net Proceeds, minus \$8,457.00.**

i.

Creditor: **N/A**

Names on mortgage: **Anna L Cooper, Justin Zoucha**

Date mortgage acquired: **Jun 13, 2022**

Mortgage balance: **\$583,781.91**

Monthly payment: **\$4,879.32**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **The property is currently listed for sale on the market. Anna will continue to reside at the property and will continue to make the mortgage payment until closing. Anna Lynn Jones Zoucha 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.

Additional provisions

9. The parties will adhere to the following additional provisions:

a.

Additional Provision: **All debts, accounts, and assets that are solely in Justin's name will remain Justin's responsibility and property. All debts, accounts, and assets that are solely in Anna's name will remain Anna's responsibility and property.**

Duty to sign documents

10. 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)

Name after divorce

11. **Anna Lynn Jones Zoucha** changed **her** name when the parties married. **Anna Lynn Jones Zoucha's** name will be **Anna Lynn Jones Cooper** after the divorce. Judge's signature may instead appear at the top of the first page of this document.

July 14, 2026

Date

Signature

The seal is circular with a red border. Inside the border, the text "STATE OF UTAH" is at the top, "THIRD DISTRICT COURT" is in the middle, and "SALT LAKE CITY" is at the bottom. A handwritten signature in black ink is written over the seal.

Judge

Amanda Montague

Signature

Date

Commissioner

Approved as to Form.

Other Party
Signature

A handwritten signature in black ink, consisting of a stylized 'Z' followed by a horizontal line.

Other Party Justin David Zoucha
Name _____

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: **Justin D. Zoucha**

Method of service: **Hand Delivery**

Address: **1072 East Grist Mill Pl. Apt 9C, Midvale UT 84047**

Date of Service: **Jul 14, 2026**

07/14/2026

Date

Signature



Anna Lynn J. Zoucha

Printed
Name

Anna Lynn J. Zoucha