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

In the Matter of the Marriage of:	DECREE OF DIVORCE
JENNIFER M. LORTON, Petitioner,	Case No. 264903303
and	Judge: Todd M. Olsen
DAVID LORTON, Respondent.	Commissioner: Kim M. Luhn

This divorce action is before the Court on Jennifer's Petition for Divorce. The Court

having found and entered its Findings of Fact and Conclusions of Law and being otherwise fully

advised, adjudges and decrees as follows:

1. DIVORCE: Jennifer shall be granted a divorce based upon the grounds of irreconcilable differences.
2. JURISDICTION: Jennifer is a residence of Salt Lake County and has resided in Salt Lake County for at least three months immediately before filing this case.
3. MARRIAGE: Jennifer and David were married on November 15, 2002, in Arlington, Virginia, and are currently married.
4. NO MINOR CHILDREN: The parties have four children that are all adults. The parties do not have any minor children, and none are expected.

5. ALIMONY: Neither party shall be awarded alimony from the other. Both parties forever waive alimony from the other party.

6. BUSINESSES: The parties do not own any businesses requiring division by the Court.

7. PERSONAL PROPERTY: Each party shall be granted his or her personal effects and personal items of property. If the parties are unable to agree upon the division of property, they shall attend a session of mediation. If the parties are unable to agree in mediation, either party may bring the issue before the Court after attempting in good faith to mediate the issue.

8. Specifically, David shall be awarded the following property. He shall remove said property within thirty (30) days from when the Stipulation is signed:

2 fishing poles

Truck tent

Tackle box

Inflatable boat with motor

Black rolling toolbox

Cornhole game

Black stone grill

Rigid power tools (4 total)

1 Tent

2 orange beach chairs

2 camping chairs

2 sleeping bags

2 air mattresses

2 white folding tables

4 white foldable benches

2 coolers

Bike rack attachment

2 bikes - Ozark trail and Corona

E-bike

China closet

Light houses

Christmas ornaments and Christmas decorations

(David shall select some of these items and Jennifer shall be awarded the remaining)

Metal storage shelf

Speaker and receiver

White bookcases

2 blankets

2 storage bins

Slushy machine

9.

10. VEHICLES: David shall be awarded the 2025 Jeep Compass and pop up camper. David shall be responsible for any debts associated with the vehicles. David shall remove the pop up camper from Jennifer's residence within six months from the date the Decree of Divorce is signed.

11. Jennifer shall be awarded the 2014 Honda Civic, 2016 Ford T-350 transit wagon, 2008 Toyota Corolla, 2004 Toyota Camry, 2004 Honda Accord, 2012 Nissan Versa, and horse trailer. Jennifer shall be responsible for any debts associated with her vehicles.

12. The parties' adult daughter Victoria shall be awarded use and possession of the 2012 Nissan Versa. The parties' adult daughter Olivia shall be awarded use and possession of the 2004 Honda Accord. The parties' adult son David Jr. shall be awarded use and possession of the 2014 Honda Civic.

13. Both parties shall cooperate in signing any documentation needed by the Utah Department of Motor Vehicles to transfer titles according to each parties' awarded vehicles.

14. FIREARMS: The parties own three guns. Jennifer shall be awarded the firearms subject to paying David \$500 for his portion of the guns and ammunition.

15. TAXES: Beginning in the tax year of 2026, and every year thereafter, both parties shall file their own separate tax returns.

16. INSURANCE: Upon entry of the Decree of Divorce, both parties shall maintain and be solely responsible for their own health insurance.

17. Both parties agree that they shall continue to split the cost of the monthly auto insurance for their adult children while their adult children are attending college.

18. FINANCIAL ACCOUNTS: Both parties shall be awarded their own financial accounts in their own names.

19. The parties have a joint checking and savings account with Cyprus Credit Union. The parties shall split the funds in the account and the account shall be closed.

20. RETIREMENT: Both parties shall be awarded their own individual retirement accounts without any claim by the other party.

21. REAL PROPERTY: The parties acquired a parcel of real property during the marriage located at 3520 South Callao Drive, West Valley City, Utah 84128.

22. The parties agree that the marital home has a value of \$530,000.

The net equity was determined by the parties as follows:

Home Value	\$530,000
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-\$193,239 (Mortgage)
 -\$150,000 (HELOC)
 -\$51,188 (Solar)
 -\$14,326 (Truck loan)
-\$28,000 (roof and flooring)
 \$93,247 Net equity/ 2 = \$46,623.50 to each party

23. The parties agree to divide the following items of property and debts:

Jennifer	David
Horse Trailer \$3,800	Pop up Camper \$2,500
2016 Ford T-350 transit wagon value \$15,500	2025 Jeep Compass \$21,885.86
Total Value: \$19,300	Total Value: \$24,385.86
Net Equity: \$46,623.50	Net Equity: \$46,623.50 -\$5,085.86 (difference in values) -\$844 (Affirm debt) <u>-\$1,250 (debt owed to Crawfords)</u> \$39,443.64
2008 Toyota Corolla 2004 Toyota Camry Guns and ammunition	\$500 - David agrees to accept \$500 in exchange for Jennifer keeping the 2004 Toyota Camry, guns, and ammunition. This amount shall be considered separate from the total calculation above.

24. Jennifer shall be awarded the marital home as her sole and separate property. David shall be paid his portion of the equity in the amount agreed upon by the parties which is \$39,443.64. Half of this amount shall be paid to David by Jennifer within twenty-four (24) hours from the signing of this Stipulation by both parties. The remaining amount shall be paid to David within forty-eight (48) from the Decree of Divorce being signed.

25. Jennifer shall pay to David an additional \$500 in exchange for keeping the 2004 Toyota Camry, guns, and ammunition.

26. David shall then sign a Quit-Claim Deed which shall remove him from the title of the property. David shall also sign a Hold Harmless clause. He shall cooperate with any other documents required and shall not withhold signing paperwork.

27. Jennifer shall be solely responsible for the Home Equity Line of Credit ("HELOC") associated with the marital residence. Jennifer shall refinance the HELOC into her sole name as soon as she becomes eligible to do so and upon approval by Cyprus Credit Union based upon its income verification and underwriting requirements. The Parties acknowledge that such refinancing is currently anticipated to occur within approximately six (6) to nine (9) months. Jennifer shall diligently pursue the refinancing and shall complete it at the earliest opportunity permitted by Cyprus Credit Union.

28. David's name shall be removed from the solar panels account that is attached to the marital home.

29. David shall vacate the home by July 31, 2026.

30. DEBTS: The parties will each pay off their own debts in their own names.

31. The following debts shall be consolidated and paid through the HELOC: Affirm debt, loan to the Crawfords, and funds to repair the roof and

flooring of the marital home. Jennifer shall then assume the debt of the HELOC as described above.

32. If either party incurs debts after the parties' separation, each party shall be responsible for their own debt.

33. The parties represent that all known debts and liabilities have been disclosed. Any debt or financial obligation discovered after entry of the Decree that was not disclosed during these proceedings shall be the sole responsibility of the party who incurred, created, authorized, or benefited from the debt, regardless of whether the debt is held individually or jointly. That party shall indemnify and hold the other party harmless from any liability, collection efforts, attorney fees, costs, or damages associated with the undisclosed debt.

34. NAME CHANGE: Jennifer may have her name changed to her maiden name of "Stofka" should she desire to do so.

35. ATTORNEY'S FEES: Each party shall be responsible for their own attorney's fees and costs associated with this action.

36. DUTY TO SIGN DOCUMENTS: The parties will sign all documents necessary to comply with the Decree of Divorce 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.

37. Jennifer and David ask that they be granted a Decree of Divorce pursuant to the terms of the Amended Stipulation, and for such other relief as the court deems equitable and just.

RULE 7 NOTICE

You will please take notice that pursuant to Utah Rules of Civil Procedure 7, the foregoing document will be submitted for signature at the expiration of seven days unless written objection is filed within that time period.

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Electronic Signature shall appear at the top of the first page of this document.

Approved as to form:

/s/ David Lorton

DAVID LORTON

Respondent

Electronically signed on July 21, 2026 with permission

CERTIFICATE OF SERVICE

I hereby certify that I did cause to be delivered by efilng and emailing a true and correct copy, and therefore served a true and correct copy of the foregoing, ***Decree of Divorce*** this 21st day of July, 2026, to the following:

David Lorton
Email: ravensfaninutah@gmail.com

/s/ Bonnie Morriss
Licensed Paralegal Practitioner