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**IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT**  
**IN AND FOR TOOELE COUNTY, STATE OF UTAH**

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| <p>In the Matter of the Marriage of</p> <p>KOBI ANN BOWLER,</p> <p style="text-align: right;">Petitioner,</p> <p>and</p> <p>TRAVIS ALAN BOWLER,</p> <p style="text-align: right;">Respondent.</p> | <p><b>DECREE OF DIVORCE</b></p> <p>CIVIL NO. 234300211</p> <p>JUDGE: L. Douglas Hogan</p> <p>COMM.: Renee Blocher</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|

The parties, Petitioner, Kobi Ann Bowler, and Respondent, Travis Alan Bowler, having entered into and filed with the Court on July 8, 2026 a Stipulation and Property Settlement Agreement (herein the "Stipulation"), the terms of which are incorporated into the findings of fact and conclusions of law and the decree of divorce and the Respondent having filed his Declaration of Jurisdiction and Grounds for Divorce and based thereon and the Court having entered it written findings of fact and conclusions of law and based thereon and for good cause appearing;

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. Petitioner is a resident of Tooele County, State of Utah, and has been so for more than three months immediately prior to the filing of this action.

2. The parties are husband and wife and were legally married on February 14, 2004 in Bountiful, Davis County, Utah.

3. The parties are hereby awarded a decree of divorce on the grounds of irreconcilable differences.

4. The parties' children are now adults.

5. Real Property: During the marriage, the parties have acquired an interest in real property, commonly known as 172 East Ranch Road, Grantsville, UT 84029 (herein the "marital home").

6. Each party is awarded one-half of the equity in the marital home, equity being the sum of fair market value of the marital home, less the outstanding mortgage balance owed to Rocket Mortgage (previously Mr. Cooper).

7. In furtherance of the foregoing, within two weeks following execution of the agreement, the parties are ordered to contact Bodell Appraisers of 59 West 9000 South, Sandy, Utah 84070, telephone (801) 487-3692 to schedule an appraisal of the marital home from one of Bodell's certified appraisers, to be conducted as soon as possible, in order to determine the fair market value of the marital home.

8. Upon execution of the Stipulation, Kobi Bowler shall provide the June, 2026 Rocket Mortgage statement on the marital home to her counsel, who in turn, will provide the statement to Travis Bowler's counsel.

9. Kobi Bowler may be awarded the marital home upon the following terms and conditions:

a. Travis Bowler shall have an equitable lien against the marital home in the sum of one-half of the equity as determined by paragraphs 7 and 8 above.

b. Travis Bowler shall be paid his equitable lien within ninety (90) days following execution of the Stipulation.

c. Until Travis Bowler is paid his equitable lien, Kobi Bowler shall timely pay the mortgage payment, including taxes and insurance on the marital home to Rocket Mortgage and hold Travis Bowler harmless from any liability thereon.

d. Kobi Bowler shall have temporary exclusive possession of the marital home.

e. Kobi Bowler shall be entitled to satisfy Travis Bowler's equitable lien by refinancing the existing mortgage on the marital home that is in Travis Bowler's name. In order to accomplish this, within two weeks following execution of the Stipulation, Travis Bowler shall execute and deliver to Kobi Bowler the necessary deed to convey title to the marital home to Kobi Bowler.

f. In the event Travis Bowler fails to execute and deliver the Quit-Claim Deed conveying title to Kobi Bowler, Kobi Bowler may seek an order of the court transferring title of the real property to her, pursuant to Rule 70 of the Utah Rules of Civil Procedure.

g. In the event Travis Bowler is not paid his equitable lien within ninety (90) days following execution of the Stipulation, both parties shall immediately place the marital home for sale by a realtor mutually agreed upon by the parties. The initial list price for the home shall be mutually agreed upon by the parties in consultation with the realtor. If the parties disagree on the

initial list price, the initial list price shall be the appraised value of the marital home, determined by Bodell Appraisers. The parties shall cooperate with the realtor in selling the home, including in reducing the initial list price and subsequent reductions in order to sell the marital home as soon as possible. In the event of sale of the marital home, Travis Bowler shall release his equitable lien against the marital home. Each party shall be awarded one half of the sale proceeds derived at the closing of the sale of the marital home, after payment of the outstanding mortgage or other liens, real estate commissions and closing costs.

h. In the event of sale of the marital home, Kobi Bowler shall have temporary exclusive, use and possession until closing of the sale, subject to her paying the foregoing mortgage, taxes and insurance associated with the property.

i. Until Travis Bowler is paid his equitable lien, or the marital home is sold, Kobi Bowler shall not cause any lien to be placed on the marital home, other than the refinance loan.

j. Each party shall be entitled to one-half of any reserve, or excess escrow account from Rocket Mortgage upon refinance or sale of the marital home.

10. Personal Property. Court awards the parties' personal property, household furnishings, belongings and effects as follows:

| <b>Property</b>                  | <b>Awarded To</b> |
|----------------------------------|-------------------|
| Toyota Sequoia                   | Travis            |
| Hyundai Sonata                   | Kobi              |
| 23 Ford T-Bucket                 | Travis            |
| Oldsmobile                       | Kobi              |
| Tent Trailer                     | Kobi              |
| TV Sony Bravia 75"               | Kobi              |
| Travis Room TV Sony Bravia 55"   | Kobi              |
| Kobi Room TV Sony Bravia 4k 50"  | Kobi              |
| Savannah Room TV Sony Bravia 49" | Kobi              |
| HP Computer                      | Kobi              |

|                                                                 |        |
|-----------------------------------------------------------------|--------|
| Computer Monitor                                                | Kobi   |
| Epson Printer                                                   | Kobi   |
| Sound Bar / Subwoofer                                           | Travis |
| DVD Player                                                      | Kobi   |
| DVD Disk Collection (1000X)                                     | Kobi   |
| VUDU Account (300X) Movies                                      | Kobi   |
| Livingroom Couch (New)                                          | Kobi   |
| 12" Sub Speaker                                                 | Travis |
| 400 Watt Amp                                                    | Travis |
| Pool Table                                                      | Kobi   |
| Carpet Vacuum                                                   | Kobi   |
| Kobi Room Bed (Headboard, Footboard, Mattress)                  | Kobi   |
| Kobi Room Nightstand                                            | Kobi   |
| Kobi Room Dresser with Mirror                                   | Kobi   |
| Kobi Room Storage Drawers                                       | Kobi   |
| Savannah Room Purple Bed (Headboard, Base, Footboard, Mattress) | Kobi   |
| Savannah Room Dresser with Mirror                               | Kobi   |
| Savannah Room Storage Drawers                                   | Kobi   |
| Travis Room Bed (Headboard, Footboard, Mattress)                | Kobi   |
| Travis Room Dresser with Mirror                                 | Kobi   |
| Travis Room Storage Drawers                                     | Kobi   |
| Jacob Room Bed (Headboard, Footboard, Mattress)                 | Kobi   |
| Jacob Room Dresser with Mirror                                  | Kobi   |
| Jacob Room Storage Drawers                                      | Kobi   |
| Jacob Room Armoire                                              | Kobi   |
| Jacob Room 32" TV                                               | Kobi   |
| Savannah Room Cherry Bed (Headboard, Base, Footboard, Mattress) | Kobi   |
| Savannah Room 2nd Dresser with Mirror                           | Kobi   |
| Savannah Room 2nd Nightstand                                    | Kobi   |
| Kaden Room Bed (Headboard, Base, Footboard, Mattress)           | Kobi   |
| Kaden Room Dresser with Mirror                                  | Kobi   |
| Media Console                                                   | Kobi   |
| Kitchen Table                                                   | Kobi   |
| Refrigerator GE                                                 | Kobi   |
| Deep Freezer                                                    | Kobi   |
| Garage Refrigerator                                             | Kobi   |
| Kitchen Aid Mixer, Silver                                       | Kobi   |
| Kitchen Aid Accessories                                         | Kobi   |
| Knives                                                          | Kobi   |
| Washer / Dryer                                                  | Kobi   |

|                                                     |                   |
|-----------------------------------------------------|-------------------|
| Chop Saw, Table Saw, Band Saw                       | Travis            |
| Tools Misc. including nail guns                     | Travis            |
| 4-man Tent                                          | Kobi              |
| Hoyt Cooler                                         | Travis            |
| Blue Wheeled Cooler                                 | Kobi              |
| Hockey Equipment                                    | Travis            |
| Camping Backpacks                                   | Travis            |
| Compound Bow Pro Tec                                | Travis            |
| Compound Bow Ultra Tec                              | Travis            |
| RC Cars                                             | Gifts to Children |
| Monster Mutt                                        | Travis            |
| Grave Digger                                        | Kobi              |
| Traxxas                                             | Travis            |
| Misc. Trains                                        | Travis            |
| Hockey Cards                                        | Travis            |
| Oil paintings / Drawings                            | Travis            |
| Personal Misc. includes year books, HS Diploma etc. | Travis            |
| Tools Misc.                                         | Travis            |
| 2017 Toro Lawn Mower                                | Travis            |
| Kreg Jig                                            | Travis            |
| Marni Mtn. Bike                                     | Travis            |

11. Petitioner is ordered to assume and pay all debts on any personal property being awarded to him as well as any other debt in his name, with the exception of the mortgage.

12. Respondent is ordered to assume and pay all debts on any personal property being awarded, to her, the mortgage on the marital home as set forth above, as well as any other debt in her name.

APPROVED AS TO FORM

/s/ \_\_\_\_\_

Aryan Torres  
 Attorney for Petitioner  
 signed by Alan R. Stewart  
 with permission of Aryan Torres

**\*\*\*END OF DECREE OF DIVORCE\*\*\***

In accordance with the Utah State District Court eFiling standards No 4, and URCP 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper-righthand corner of the first page of this Order along with the court's seal and the date and time the Order was executed.

**CERTIFICATE OF SERVICE**

I do hereby certify that on the 10th day of July, 2026 I emailed the foregoing Decree of Divorce to the following:

Aryan Torres  
CARR | WOODALL  
1309 W. South Jordan Pkwy, Suite 200  
South Jordan, Utah 84095  
Tel: (385) 993-4516  
Email: [aj@carrwoodall.com](mailto:aj@carrwoodall.com)

/s/ Alan R. Stewart