



Prepared and Submitted by:

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*Attorneys for Western AgCredit, FLCA, as the
100% participant and servicing agent for The Bank of Commerce*

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

WESTERN AGCREDIT, FLCA, as
participant and servicing agent for THE
BANK OF COMMERCE,

Plaintiffs,

vs.

TWO GOOD SONS, INC., dba American
Farmers Network, a Delaware corporation,

Defendant.

JUDGMENT

Civil No.: 260905450

Judge: Robert Faust

Pursuant to *Utah Code Ann.* § 75B-5-205 and Rule 58A(i) of the Utah Rules of Civil Procedure, and based on the *Confession of Judgment* executed by Two Good Sons, Inc. on December 31, 2024 and filed with the Court on July 15, 2026, and the *Declaration of Tony Powell*, filed July 16, 2026 and the *Declaration of Elaine Monson*, also filed July 16, 2026, and for good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. Judgment shall be and is hereby entered against Defendant Two Good Sons, Inc. in favor of Plaintiff Western AgCredit, FLCA, the 100% participant and servicing agent for The Bank of Commerce on the 2022 Loan (as that term is defined in the *Confession of Judgment*), as of July 1, 2026, the total sum of \$26,888,383.52, which is comprised of \$24,711,239.37 in principal, \$870,830.73 in interest, \$1,244,565.82 in administrative fees, \$61,622.60 in insurance premiums, \$125.00 in title fees, plus further interest accruing at the per diem rate of \$7,379.05 on the sums due and owing after July 1, 2026, until the sums due and owing hereunder are paid in full.

2. Judgment also shall be and is hereby entered against Defendant Two Good Sons, Inc. in favor of Plaintiff Western AgCredit, FLCA, the 100% participant and servicing agent for The Bank of Commerce on the 2023 Loan (as that term is defined in the *Confession of Judgment*), as of July 1, 2026, the total sum of \$3,996, 590.28, which is comprised of \$3,860,478.15 in principal, \$136,042.13 in interest, \$20.00 in administrative fees, \$50.00 for a reconveyance fee, plus further interest accruing at the per diem rate of \$1,152.78 on the sums due and owing after July 1, 2026, until the sums due and owing hereunder are paid in full.

3. Judgment also shall be and is hereby entered against Defendant Two Good Sons, Inc. in favor of Plaintiff Western AgCredit, FLCA, for attorneys' fees in the amount of \$65,365.00 and costs in the amount of \$1,854.22 that it has incurred in collecting the sums due and owing to it on the 2022 Loan and the 2023 Loan as of June 30, 2026.

4. Judgment also shall be and is hereby entered against Defendant Two Good Sons, Inc. in favor of Plaintiff Western AgCredit, FLCA, for any additional costs and expenses, including reasonable attorney fees, incurred in collecting the Judgment.

** In accordance with the Utah State District Courts E-filing Standard No. 4, and
URCP Rule 10(e), this Order does not bear the handwritten signature of
the Judge, but instead displays an electronic signature at the upper
right-hand corner of the first page of this Order. **

CERTIFICATE OF SERVICE

I certify that on July 29, 2026, I filed that foregoing **JUDGMENT** with the Court using the Court's electronic filing system, which served a copy on all parties who have appeared in this case. In addition, a mailed a true and correct copy to the following via U.S. Mail:

TWO GOOD SONS, INC.
d/b/a AMERICAN FARMERS NETWORK
500 East Pike Street
Seattle, WA 98122

TWO GOOD SONS
15027 SE 22nd Street
Bellevue, WA 98007

TWO GOOD SONS
c/o VCORP Services, LLC
108 W 13th Street, Suite 100
Wilmington, DE 19801

/s/ Erin Casaday_____