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

In the matter of the marriage of: JENNIFER ELIZABETH BROWN, Petitioner, and ELIZA HITZ, Respondent	DECREE OF DIVORCE Civil No. 264903645 Judge: Stephen Nelson Commissioner: Michelle Blomquist
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Petitioner, Jennifer Elizabeth Brown, (“Jennifer”) by and through counsel of record, Kara Lee Barton, and Respondent Eliza Hitz (“Eliza”), appearing pro se, having negotiated in good faith, executed a Stipulation for Decree of Divorce and Property Settlement Agreement to resolve all issues in dispute in the above-captioned divorce case. Based upon the Stipulation fully incorporated herein by reference and the Court, having found and entered its Findings of Fact and Conclusions of Law and being otherwise fully advised,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

The parties are awarded a Decree of Divorce to become final upon signature and entry.

Provisions Relating to Children:

1. The parties have no children in common, and none are expected.

Provisions Relating to Checking and Savings Accounts:

2. The parties have one joint checking account. This account is currently used to pay joint obligations. Upon signing the stipulation, the joint account shall be closed.
 - a. Any remaining funds which were deposited by Jennifer shall be returned to Jennifer.
 - b. Any remaining funds which were deposited by Eliza shall be returned to Eliza.
3. Any and all checking and savings accounts held separately in either party's name, shall remain their sole and separate property.
 - a. Jennifer is awarded all checking and savings accounts held in her name.
 - b. Eliza is awarded all checking and savings accounts held in her name.

Provisions Relating to Stocks, Business Interests, Trust Interests and Retirement Accounts:

4. Any stocks, business interests, pensions, investments, trust interests and retirement accounts shall be the sole and separate property of the party whose name it is held.
 - a. Jennifer is awarded all business interests, pensions, investments, trust interests, and retirement accounts held in her name.
 - b. Eliza is awarded all business interests, pensions, investments, trust interests and retirement accounts held in her name.
 - c. The parties do not have any joint business interests, pensions, investments, trust

interest and retirement accounts.

Provisions Relating to Debt and Obligations:

5. Other than mortgage debt(s) held on the real property located at 3262 and 3303 Forest Meadow Road, Coalville, Utah, each party shall be solely responsible for any other debts, obligations or judgments they may have incurred or be liable for prior to the date of marriage and for any debts, obligations or judgment they may have separately incurred during the marriage.

- a. All debts associated with 3262 and 3303 Forest Meadow Road properties ("Forest Meadow properties") is joint debt and shall be equally divided by the parties as set forth below in the real property section of this order.
- b. Other than the Forest Meadow properties' mortgage(s), Jennifer is awarded and solely responsible for any debts in her name.
- c. Other than the Forest Meadow properties' mortgage(s), Eliza is awarded and solely responsible for any debts in her name

6. The parties are unaware of any other joint debts and obligations. To the extent that any exist, they will be awarded to the party who incurred said debt.

7. Each party shall notify the applicable creditors within fifteen (15) days of the entry of the Decree of Divorce regarding the assumption of debt.

Provisions Relating to Personal Property:

8. Any personal property acquired by the parties during the marriage has been equitably divided.

- a. Jennifer is awarded all personal property currently in her possession.
- b. Eliza is awarded all personal property currently in her possession.

9. The parties are awarded any and all separate personal property they each brought into the marriage and held separately throughout the marriage, with no claim of the other.

10. All property and all property vested in either party as a result of family inheritance, trusts, or similar sources is awarded to the party from whose family it came.

Provisions Relating to Separate Property:

11. Pursuant to the Premarital Agreement, each party specifically waives the right to receive under Utah Code Ann. §75-2-201 through 75-2-214 and any other inheritance rights or allowances they would receive under the laws of the State of Utah, including Utah Code Ann. §75-2-402 (homestead allowance), Utah Code Ann. §75-2-403 (exempt property allowance and Utah Code Ann. §75-2-404(family inheritance)).

Provisions Relating to Real Property:

12. Jennifer is awarded the real property located at 3810 East Brockbank Drive, Salt Lake County, Utah, as her sole and separate property, free and clear of any claim by Eliza.

13. Eliza is awarded the real property located at 1324 East Second Avenue, Salt Lake City, Utah, as her sole and separate property, free and clear of any claim by Jennifer.

14. The parties have purchased two parcels of adjoining real property located at 3262 and 3303 Forest Meadow Road, Coalville, Summit County Utah, consisting of a residence, acreage and water rights.

15. In accordance with the parties' Premarital Agreement, Eliza will buy Jennifer's one half of the net equity value of the Forest Meadow properties.

16. The parties agree to a net equity value of the Forest Meadow properties of two million four hundred and fifty thousand dollars (\$2,450,000.00) minus the mortgage liabilities as of the

date of divorce.

17. The two mortgages to be deducted from the \$2,450,000.00 are in the approximate amount of \$436,000.00 (Eliza's) and \$114,000.00. (Jennifer's), yielding a net equity value of \$1,900,000.00. The net equity value shall be used by the parties to determine Jennifer's one-half equity in the amount of \$950,000.00.

18. Eliza shall be solely responsible for the payment of all costs, including mortgage(s), taxes, utilities and the like upon execution of the stipulation.

19. Eliza shall be solely responsible for payment of the mortgage held by Jennifer on 3262 Forest Meadow Road upon execution of the stipulation.

20. Eliza shall either pay off or refinance the mortgage held by Jennifer on 3262 Forest Meadow Road, Coalville, Utah within 30 days of the entry of the decree of divorce.

21. Eliza shall pay Jennifer her one-half interest in the Forest Meadow properties in the amount of \$950,000.00 within 30 days of the date of divorce.

22. Jennifer shall deliver to Eliza a quitclaim deed for her interest in the Forest Meadow properties within 48 hours of receipt of Eliza's payment for the Forest Meadow Properties.

Provisions Relating to Vehicles and Other Property:

23. During the course of the marriage, the parties acquired certain vehicles.

24. Both parties shall be awarded the vehicles they traditionally drive and, in their possession, subject to debt, indemnifying and holding the other party harmless thereon.

Provisions Relating to Alimony:

25. Each party has the ability to meet their own needs and therefore, neither party is awarded alimony. Alimony is forever waived.

Provisions Relating to Attorney Fees:

26. Each party shall pay their own attorney's fees and costs associated with this matter.

Miscellaneous Provisions:

27. Any and all property not specifically listed herein will be divided pursuant to the Premarital Agreement of the parties.

28. Each party is ordered to execute and deliver to the other such documents as are required to implement the provisions of the Decree of Divorce entered by the Court no later than seven days of the request of the opposing party.

29. The parties each indicate that there has been a complete accurate and current disclosure of all income, assets, and liabilities. Both parties understand and agree that any failure to provide complete disclosure may constitute perjury. The property referred to in this order represents all the property which either party has any interest in or right to, whether legal or equitable, owned in full or in part by either party, separately or by the parties jointly.

*****END OF THE ORDER*****

In accordance with the Utah State District Court's Efiling 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.

Approved as to form

/s/ Eliza Hitz

Eliza Hitz

Respondent

(electronically signed with permission
via email dated 08/12/2026)

CERTIFICATE OF SERVICE AND CERTIFICATE OF COMPLIANCE

**CERTIFICATE OF COMPLIANCE WITH RULE 4-202.09 UTAH RULES OF
JUDICIAL ADMINISTRATION**

I HEREBY CERTIFY that, upon information and belief, all nonpublic information has been omitted or redacted from this public record. I also certify that a true and correct copy of the **DECREE OF DIVORCE** was sent on this 11th day of August, 2026, to the following individuals by causing the same to be delivered by the method and to the addresses indicated below:

Eliza Hitz
Respondent
elizahitz@gmail.com

_____ U.S. Mail, postage prepaid
_____ Hand-Delivered
 X Email
_____ Electronic Filing

Paralegal /s/ Brooke A. Wayne