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Attorney for Petitioner

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

In the matter of the marriage of: JEFFREY SCOTT HUNTER, Petitioner, and MELISSA JANE HUNTER, Respondent.	DECREE OF DIVORCE Civil No. 264901254 Judge: Adam Mow Commissioner: Michelle Blomquist
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Petitioner, Jeffrey Scott Hunter (“Jeffrey”), represented by Kara Lee Barton and Respondent, Melissa Jane Hunter (“Melissa”), represented by Elenia Cozean, having negotiated in good faith, executed a Stipulation and Settlement Agreement to resolve all issues in dispute in the above-captioned divorce case. Based upon the Stipulation and Settlement Agreement 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.

1. Real Property. The marital property located at 35 E 100 S #205 SLC, UT 84111 shall be awarded to Jeff with all debts and liabilities commencing on August 1, 2026. Jeff shall hold Melissa harmless on all debts and liabilities associated with the home. Jeff shall refinance or assume the home no later than 6 months from the entry of the Decree of Divorce. The value of the home shall be established by an independent appraisal with Bodell Appraisers with each party paying one-half of the fee. This appraisal shall be completed by September 3, 2026. The marital equity in which each party is entitled to half shall be the appraisal price minus \$257,602 (the mortgage owing on the home). This amount shall be paid as follows: \$85,000 shall be paid on August 5, 2026, from Jeff's portion of UBS through a wire transfer and the remaining amount shall be paid through Jeff's portion of the stock account UBS Y690051 within 14 days of the completion of the appraisal.

2. Personal Property. During the course of the marriage relationship, the parties have acquired personal property. Said personal property of the parties shall be distributed such that the person receiving the item shall be responsible for any associated debt with the item. The division shall be as follows:

<i>Item Description:</i>	<i>Awarded to:</i>
2018 Mercedes	Melissa

- a. Each party is awarded their own personal property and effects and that property which is now in their individual possession or under their individual control, except as indicated within this order.

3. Debts. The parties acquired debts during the marriage. Each party shall assume, indemnify, and hold the other harmless from liability on, the following debts through July 31, 2026:

<i>Debt Description:</i>	<i>Obligation of:</i>
Credit Cards in Jeff's Name including but not limited to: Amex, Chase, Citi, Synchrony	Jeff
Credit Cards in Melissa's Name including but not limited to: Capital One, Chevron	Melissa

a. Accumulation of Debt: As of August 1, 2026, neither party shall incur any additional liability on joint credit cards. Any person who places charges on any joint credit cards shall be responsible for paying for their own purchases.

b. Other Debts: The parties are aware of no other joint debts not otherwise addressed in this agreement and each shall pay any and all separate debts in their own names. Should other joint debts be later discovered, it is just and proper that the person responsible for incurring the debt shall be responsible for paying it. Furthermore, the parties shall hold the other harmless in the event of their refusal in payment of any joint obligation.

c. Delinquency in Payments: If either party is obligated on a joint-secured debt, the payment of that debt must remain current. In the event that a payment is not paid in a timely manner, the secured asset must be placed immediately on the market for sale in order to protect the joint debtors. A party who makes payment on a delinquent debt in order to protect his or her credit rating, may seek reimbursement of the payment of that debt in addition to interest and attorney's fees from the other party.

4. Financial Accounts:

a. Melissa shall be all of the awarded the following accounts as of the date of transfer:

i. IRA UBS Y690470 valued at approximately \$1,258,212

b. Jeffrey shall be awarded the following accounts:

i. UBS 401k valued at approximately \$1,179,161

c. The following shall be equally divided according to the amount in the account on the date of transfer.

UBS Y690050 Checking Joint

UBS Y690051 Shares

UBS Checking Y690051

IRA UBS (Y690052)

HSA Account

i. The UBS Cash Account Y690051 with an approximate balance of \$338,222 shall be equally divided through a transfer that shall be initiated within 2 business days from Jeff receiving the transfer account information.

ii. Cooperation or signatures shall be given for the transfer of the accounts no later than 5 business days of request.

5. Name: Melissa shall have the option of restoring her name to Brown.

6. Alimony:

a. Jeff shall pay Melissa \$16,500 per month and the term shall expire on Jeff's 75th birthday unless sooner terminated by the receiving party's remarriage, cohabitation, or the death of either party.

b. Equal payments shall be made on the 5th and the 20th of each month.

c. Alimony shall commence on August 1, 2026 and each party shall be responsible for maintaining their own respective expenses beginning on August 1, 2026. Jeff shall be able to deduct Melissa's California rental expense accrued from August 1, 2026 forward from his alimony.

d. Jeff shall make best efforts to remain employed until age 75. Anything impeding Jeff's ability to remain employed at his current income shall constitute a substantial and material change in circumstances for the recalculation of alimony.

e. On Melissa's 67 birthday, the alimony shall be reduced by the amount that she receives in her social security benefit.

f. Alimony transfer shall be made through ACH transfer.

7. Life Insurance. Each party shall be able to maintain their own life insurance policies, if the policy is possible for transfer.

8. Property Settlement. Jeff shall pay Melissa a property settlement of \$25,763 within 30 days of the entry of the Decree of Divorce.

9. Deeds and Titles: Both parties shall sign whatever documents are necessary to transfer title and quit claim deeds or any other documents necessary that are outlined in the Decree of Divorce and are necessary to implement the Decree of Divorce.

10. Full Disclosure: 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 agreement 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.

11. Attorney's Fees and Costs: Beginning August 4, 2026, each party shall be ordered to assume his or her own costs and attorney's fees incurred in this action. Jeff shall pay for the mediation fees in full on August 4, 2026.

*****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/ Elenia Cozean

Elenia Cozean

Attorney for Respondent

(electronically signed with permission
via email dated 08/17/2026)