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

In the Matter of the Marriage of:

JOHNATHAN ERIC SLACK,

Petitioner,

and

TANIA JEANETTE MOLINAR,

Respondent.

DECREE OF DIVORCE

Civil No. 264900558

Discovery Tier 4

The Honorable Robert Faust
Commissioner Joanna Sagers

The above-captioned matter has come before the Court for disposition based on the parties' Stipulation and Settlement Agreement (the "Stipulation" or "Agreement"), filed with the Court on or about July 29, 2026. The Court, having reviewed the Stipulation and finding the terms thereof to be fair and reasonable, having made its Findings of Fact and Conclusions of Law, and being fully informed in the premises, now hereby ORDERS, ADJUDGES, and DECREES as follows:

ARTICLE 1 – PRIOR AGREEMENTS SUPERSEDED

1.1 The Stipulation shall wholly replace, supplant, and supersede the document

entitled “Marital Property Agreement,” dated August 4, 2025, and executed August 5, 2025, and the document entitled “Stipulation,” filed with the Court on or about February 2, 2026. The Marital Property Agreement and the Stipulation are hereby deemed invalid and unenforceable in their entirety.

ARTICLE 2 – DECREE OF DIVORCE

2.1 The parties are hereby granted a Decree of Divorce, final upon entry, severing the bonds of matrimony heretofore existing between them, upon the grounds of irreconcilable differences.

ARTICLE 3 – REAL PROPERTY

3.1 MARITAL HOME. During their marriage, the parties acquired real property located at 16163 South Truss Drive, Bluffdale, Utah 84065 (hereinafter the “Marital Home” or the “Home” or the “Property”).

3.1.1 The Home is currently encumbered by a mortgage held by JPMorgan Chase Bank, Account #500416578 (the “Mortgage”).

3.1.2 Johnathan’s Exclusive Ownership and Mortgage Responsibility.
Johnathan shall be solely responsible for any and all mortgage payments, utilities, property taxes, homeowners insurance premiums, HOA fees (if any), maintenance, and all other costs and obligations associated with the Property, without contribution, reimbursement, or offset from Tania. Johnathan shall release, indemnify, and hold Tania harmless on all such costs and expenses.

3.1.3 Refinance and Assumption Obligation.

(a) Johnathan shall use commercially reasonable efforts to refinance,

assume, or otherwise restructure the Mortgage for the purpose of removing Tania from any and all obligations associated with the Property within five (5) years of the date of execution of this Agreement. In the event Johnathan is unable to refinance, assume, or otherwise restructure the Mortgage within five (5) years, the Property shall be sold and the proceeds distributed in accordance with Section 3.1.11(c) herein.

3.1.4 Independence of Refinance Obligation. Johnathan's obligation to refinance, assume, or restructure the Mortgage shall be independent of Tania's rental income rights granted in Section 3.1.6 herein. Johnathan's performance or non-performance of his restructuring obligation shall not reduce, delay, offset, suspend, or otherwise modify Tania's right to receive rental income totaling \$109,000, nor shall Johnathan's obligation to pay this amount to Tania be dischargeable in bankruptcy. Tania's rental income rights shall not be conditioned upon or subordinated to the completion of any refinance, mortgage, restructuring, or sale of the Property.

3.1.5 Title and Mortgage Liability. The parties currently hold title to the Property jointly, subject to a deed of trust held by JPMorgan Chase Bank securing the existing Mortgage, and title to the Property is distinct from liability under the Mortgage.

(a) Quit Claim Obligation. Tania shall execute a quit claim deed conveying her entire ownership interest in the Property to Johnathan. Tania shall execute such quit claim deed upon the earlier of: (i) Johnathan's completion of a refinance, assumption, or restructuring of the Mortgage resulting in Tania's name being removed from the mortgage, and payment in full to Tania of the \$109,000

owed to her under this Agreement; or (i) the sale of the Property; and (ii) receipt by Tania of the full \$109,000 rental income to which she is entitled under this Agreement.

(b) Mortgage Liability. Johnathan shall release, indemnify, and hold Tania harmless on any liability arising from the Mortgage.

(c) Effect of Completion. Upon the completion of (i) the refinance, assumption, or restructuring of the Mortgage by Johnathan, or the sale of the Property; (ii) the execution of a quit claim deed by Tania; and (iii) Tania's receipt of payment of the full \$109,000 rental income to which she is entitled under the Agreement or this Decree, Johnathan shall hold sole title to the Property subject only to the replacement deed of trust, free and clear of any right, claim, or interest by Tania.

3.1.6 Tania's Basement Rental Income Rights.

(a) Grant of Rental Income Rights. In consideration of Tania's relinquishment of any further interest in the Property, Tania shall be granted the exclusive right to receive all rental income generated by the basement apartment (hereinafter the "Basement" or the "Basement Unit") of the Property until such time as Tania has accumulated a total of \$109,000 in rental income.

(b) Scope of Tania's Income Rights. Tania's rights under this Section shall be limited to the receipt of rental income and are expressly defined as follows:

- i.** Tania shall be entitled to receive and retain 100% of all

rental income actually collected from tenants occupying the Basement Unit until such time as Tania has accumulated the full \$109,000 to which she is entitled under the Agreement and this Decree.

ii. Tania shall be solely entitled to set rental pricing.

iii. Tania and Johnathan shall jointly approve or reject prospective tenants, however, neither party shall unreasonably withhold his or her agreement to rent to applicants meeting standard screening criteria as set forth in paragraph 3.1.6(d) herein.

iv. Tania shall bear all federal, state, and local income tax obligations arising from her receipt of rental income. Johnathan shall have no tax liability associated with rental income received by Tania pursuant to this Agreement.

(c) Amount of Rental Income to Tania. Tania shall be entitled to the full amount of income received for each month a paying tenant is renting out the Basement Unit. Notwithstanding the foregoing, periods of vacancy (i) not caused by Johnathan's negligence or fault, (ii) caused by nonpayment by tenants, or (iii) caused by market fluctuation shall not give rise to any claim by Tania against Johnathan for lost income.

(d) Tenant Screening Requirements. All prospective tenants shall complete a credit and criminal background check through a mutually agreed, reputable third-party screening service prior to occupancy.

(e) No Property Management Obligation. Tania's rights and duties

under the Agreement and this Decree are limited solely to the receipt of rental income and related decisions regarding tenant selection and rental pricing. Tania shall have no obligation to perform, oversee, or fund any property management functions, including but not limited to maintenance, repairs, utilities, cleaning, inspections, or tenant communications.

(f) No Liability for Tenant Conduct. Tania shall not be subject to liability relating to any actions or inactions by Johnathan or any tenants renting or residing in the Basement Unit or their guests, including but not limited to property damage or civil actions resulting therefrom. Johnathan shall release, indemnify, and hold Tania harmless on any such liability.

(g) Payment of Rental Income. Tania shall maintain a valid and active payment method capable of receiving tenant rental payments (e.g., bank account, payment application, or other electronic transfer method) and shall promptly provide Johnathan with written confirmation of such payment method and any changes thereto. All payments of rental income shall be made via electronic or other trackable payment method. No payments shall be made in cash.

3.1.7 Johnathan's Property Management Obligations. Only Johnathan's name shall be on any lease relating to the Basement Unit, and Johnathan shall be solely responsible for any and all property management functions relating to the Basement Unit, including but not limited to the following:

(a) All maintenance, repairs, and general upkeep necessary to keep the

Basement Unit in habitable and rentable condition;

(b) Payment of all utilities associated with the Basement Unit, unless otherwise agreed by the parties in writing;

(c) Compliance with all applicable landlord-tenant laws, housing codes, and regulatory requirements;

(d) Using best efforts to keep the Basement Unit rented to a paying tenant;

(e) Executing and managing lease agreements with tenants, subject to the joint tenant approval rights as set forth in Section 3.1.6(b)(iii) herein; and

(f) Coordinating tenant communications and managing day-to-day landlord obligations.

3.1.8 Encumbrances. Until such time as Tania has received payment in full of the \$109,000 to which she is entitled under the Agreement and this Decree, neither party shall borrow against, lien, or otherwise encumber the Property without the express written consent of the other party. If any consensual or non-consensual lien is placed on the Property, the party responsible for the lien's placement shall solely bear all responsibility for the lien and shall assume, pay, discharge, indemnify and hold the other party harmless from all consequences arising from the lien, including costs and attorney fees incurred by the other party in responding to or defending against the lien.

(a) In the event Johnathan encumbers the Property without prior written agreement from Tania, Tania shall be paid out the full amount due and owing to her prior to the payment of any such encumbrances.

3.1.9 Material Interference. Johnathan shall not take any action that materially interferes with Tania's ability to receive rental income from the Basement Unit, including allowing the Basement Unit or the Property to fall into disrepair sufficient to render it unlettable.

(a) Tania shall have the right to access and inspect the condition of the Basement Unit and the Property with at least 24 hours' notice to Johnathan.

(b) In the event Johnathan allows the Basement Unit or the Property to fall into disrepair rendering it unlettable or reducing the amount of rental income able to be earned, Tania shall have the right to demand the immediate sale of the Property and payment in full of any remaining rental income owed to her under the Agreement and this Decree.

3.1.10 Termination of Rental Income Rights. Tania's right to receive rental income under the Agreement and this Decree shall terminate immediately and automatically, without further action required by either party, upon the earliest of the following:

(a) Tania's accumulation of the full \$109,000 owed to her under the Agreement and this Decree; or

(b) Payment in full of any outstanding rental income amounts upon the refinance or sale of the Property.

3.1.11 Optional Early Buyout.

(a) **Johnathan's Buyout Right.** Johnathan shall have the right, at any time after the date of execution of the Agreement, to extinguish and terminate

Tania's remaining entitlement to rental income by paying to Tania a lump-sum payment in the total amount remaining due to Tania at the time of the payout.

(b) Effect of Buyout. Upon payment in full of the buyout amount, all of Tania's rights to receive rental income shall be deemed fully satisfied and shall immediately, automatically, and permanently terminate. The parties shall cooperate in good faith to execute a written acknowledgement documenting the calculation and completion of the buyout payment, including Tania's execution of a quit claim deed.

(c) Sale or Refinance. In the event of a sale or refinance of the Property (or other mortgage restructuring), the proceeds shall be distributed in the following order:

- i.** Johnathan shall first pay Tania any remaining amounts still owed to her under the terms of the Agreement and this Decree;
- ii.** The Mortgage shall be satisfied and any lender-required fees, costs, and disbursements paid;
- iii.** Any remaining proceeds shall be the sole and separate property of Johnathan, free and clear of any right, claim, or interest by Tania.

3.1.12 Casualty, Insurance, and Protection of Tania's Rental Income Rights.

(a) Insurance Maintenance Obligation. Johnathan shall at all times maintain a valid, fully paid homeowners insurance policy on the Property, and shall require all tenants to maintain a valid renters insurance policy, providing

coverage for fire, casualty, and total loss in an amount no less than the full replacement cost of the Property or the outstanding Mortgage balance, whichever is greater. Johnathan shall be solely responsible for the cost of the homeowners insurance policy. Johnathan shall name Tania as an additional interested party on such policy for the purposes set forth in the Agreement and this Decree and shall provide Tania with written proof of current coverage upon request, but no less than once per calendar year. Johnathan shall not allow insurance coverage on the Property to lapse, be cancelled, or be materially reduced without first providing Tania with at least thirty (30) days' notice and obtaining replacement coverage before any lapse occurs.

(b) Consequence of Insurance Lapse. If, at the time of any casualty loss, Johnathan has allowed the homeowners insurance policy to lapse, be cancelled, or be materially insufficient, Johnathan shall be personally and unconditionally liable to Tania for the full casualty payout amount as calculated pursuant to Section 3.1.12(d) herein, as if an insurance policy providing full replacement cost coverage had been in effect at the time of the loss. This obligation shall survive any loss, foreclosure, or disposition of the Property and shall constitute a personal debt of Johnathan to Tania, enforceable by all remedies available at law or in equity. This obligation shall not be dischargeable in bankruptcy.

(c) Determination of Total Loss vs. Repairable Damage. In the event of fire, casualty, natural disaster, or any other event that damages or

destroys the Basement Unit or the Property (a “casualty event”), the following definitions shall apply:

i. “Total loss” shall mean any casualty event after which (a) the Property is deemed a total loss by the insurance carrier; (b) the cost of repair or reconstruction of the Basement Unit to a habitable and rentable condition is determined by a licensed contractor to exceed sixty percent (60%) of the pre-casualty appraised value of the Property; or (c) applicable law, zoning regulation, or lender requirement prohibits or prevents reconstruction of the Property or the Basement Unit.

ii. “Repairable damage” shall mean any casualty event that does not meet the definition of total loss, where the Basement Unit can be restored to a habitable and rentable condition.

iii. If the parties disagree on the classification of a casualty event as a total loss or repairable damage, each party shall obtain an assessment from a licensed contractor within thirty (30) days of receiving notice of the casualty event, and the average of the two assessments shall control. If the two assessments differ by more than twenty percent (20%), the parties shall jointly select a third licensed contractor whose assessment shall be final and binding. If the parties cannot agree on a third licensed contractor, they shall attend mediation and shall share equally the cost of such mediation.

(d) Casualty Payout Calculation. In the event of a total loss, the

casualty payout amount shall be calculated by subtracting from \$109,000 the total amount already paid to Tania under the Agreement and this Decree. The resulting product is the casualty payout amount owed to Tania by Johnathan. This amount shall not be dischargeable in bankruptcy.

(e) Total Loss – Insurance Proceeds Sufficient to Cover Mortgage and Tania’s Interest. If a total loss occurs and the insurance proceeds received are sufficient to satisfy in full both (i) the then-outstanding Mortgage balance and all lender-required fees and costs, and (ii) the casualty payout amount owed to Tania under Section 3.1.12(d) herein, then:

i. From the insurance proceeds, Johnathan shall first pay the full casualty payout amount to Tania within thirty (30) days of receipt of the insurance proceeds.

ii. Any remaining proceeds after the payment of the full casualty payout amount to Tania shall be paid toward the satisfaction of the Mortgage and lender-required fees, costs, and disbursements.

iii. Upon receipt of the casualty payout amount under this section, Tania’s rental income rights shall be deemed fully satisfied and shall automatically and permanently terminate.

(f) Total Loss – Insurance Proceeds Insufficient to Cover Mortgage and Tania’s Interest. If a total loss occurs and the insurance proceeds are insufficient to satisfy in full both (i) the then-outstanding Mortgage balance and all lender-required fees and costs, and (ii) the casualty payout amount owed to

Tania under Section 3.1.12(d) herein, the following shall apply:

i. From the insurance proceeds, Johnathan shall first pay the full casualty payout amount to Tania within thirty (30) days of receipt of the insurance proceeds.

ii. Any remaining proceeds after the payment of the full casualty payout amount to Tania shall be paid toward the satisfaction of the Mortgage and lender-required fees, costs, and disbursements.

iii. If the insurance proceeds are insufficient to cover the full casualty payout owed to Tania, Johnathan shall be personally liable to Tania for any amount still owed to her under the Agreement and this Decree. This debt shall not be dischargeable in bankruptcy.

(g) Repairable Damage. If a casualty event results in repairable damage rather than a total loss, the following shall apply:

i. Johnathan shall be solely responsible for any reconstruction needed or expenses not covered by the insurance policy.

ii. Johnathan shall be entitled to suspend payments to Tania beginning the first calendar month in which the Basement Unit is not in a habitable and rentable condition due to the casualty event.

iii. Johnathan shall commence repairs to restore the Basement Unit to a habitable and rentable condition within thirty (30) days of the casualty event and shall complete all such repairs within one hundred twenty (120) days of the casualty event (the “repair deadline”), unless

Johnathan demonstrates by clear and convincing written evidence that completion within such period is impossible due to circumstances beyond Johnathan's reasonable control, in which case the repair deadline shall be extended by no more than sixty (60) additional days.

iv. If Johnathan fails to complete repairs and restore the Basement Unit to a habitable and rentable condition by the repair deadline (as extended if applicable), the casualty event shall be deemed a total loss as of the date the repair deadline expires, and the provisions of Section 3.1.12(f) herein shall apply in full from that date, with the insurance proceeds calculation based on proceeds actually available at that time. If the insurance proceeds are insufficient to cover the full casualty payout amount owed to Tania, Johnathan shall be personally liable to Tania for any amount still owed to her under the Agreement and this Decree, and such debt shall not be dischargeable in bankruptcy.

v. Upon completion of repairs, Johnathan shall notify Tania in writing within thirty (30) days that the Basement Unit has been restored to a habitable and rentable condition, and Tania's right to receive rental income shall resume at the first calendar month following such notice in which rent is collected.

vi. The total amount of rental income to which Tania is entitled shall remain \$109,000, regardless of the duration of any suspension period. No suspension shall reduce or extinguish the total amount owed to

Tania.

(h) No Voluntary Destruction or Neglect. Johnathan shall not voluntarily demolish, render uninhabitable, or cause material damage to the Basement Unit or the Property, nor commit or permit neglect sufficient to render the Basement Unit unlettable or reduce its rental value. Any such action or inaction by Johnathan shall be treated as a total loss caused by Johnathan's fault, and Johnathan shall be personally liable to Tania for the full casualty payout amount as calculated under Section 3.1.12(d) herein, without offset or reduction, payable within sixty (60) days of the event giving rise to such liability.

(i) Condemnation and Eminent Domain. In the event all or any portion of the Property is taken by eminent domain or condemnation, the eminent domain proceeds or condemnation award attributable to the Property shall be treated as insurance proceeds for purposes of this Section, and the provisions of Section 3.1.12(d)-(f) herein shall apply accordingly. If the condemnation is partial and the Basement Unit remains rentable, Tania's rental income rights shall continue unaffected.

3.1.13 BANKRUPTCY. None of the Johnathan's financial obligations to Tania under the Agreement or this Decree shall be dischargeable in the event of Johnathan's bankruptcy.

ARTICLE 4 – PERSONAL PROPERTY

4.1 SEPARATE PROPERTY. Each party is awarded his or her premarital and separate personal property, together with any debts, obligations, or liabilities associated

therewith, free of any right, claim, or interest by the other party.

4.2 JOHNATHAN'S PROPERTY. Johnathan is awarded the following personal property, free and clear of any right, claim, or interest by Tania:

4.2.1 All clothing, jewelry, and personal effects presently in Johnathan's possession, custody, and control;

4.2.2 All household furniture, furnishings, artwork, appliances, and other personal property currently in Johnathan's possession, custody, and control;

4.2.3 All personal property acquired by Johnathan after the date of separation; and

4.2.4 All of the following personal property:

(a) Major kitchen appliances

(b) All tools

(c) All workout equipment (elliptical, Smith machine, bench, dumbbells, etc.)

(d) All camping equipment

4.3 TANIA'S PROPERTY. Tania is awarded the following personal property, free and clear of any right, claim, or interest by Johnathan:

4.3.1 All clothing, jewelry, and personal effects presently in Tania's possession, custody, and control;

4.3.2 All household furniture, furnishings, artwork, appliances, and other personal property currently in Tania's possession, custody, and control;

4.3.3 All personal property acquired by Tania after the date of separation; and

4.3.4 All of the following personal property:

(a) Roland piano

4.3.5 Tania shall have discretion, for a period not to exceed 120 days following the entry of this Decree, to claim possession of any other marital personal property not expressly awarded to either party herein. Upon expiration of the 120-day period, Tania's rights to any unclaimed marital property shall be deemed waived, and Johnathan shall be awarded such unclaimed property.

4.4 Within thirty (30) days of entry of this Decree, the parties shall cooperate to remove their names from the title and/or loan of the personal property awarded to the other party.

ARTICLE 5 – FINANCIAL ACCOUNTS

5.1 BANK ACCOUNTS. Each party is awarded the financial accounts in his or her own name, free and clear of any right, claim, or interest by the other party.

5.2 RETIREMENT/INVESTMENT ACCOUNTS. Each party is awarded the retirement or other investment accounts in his or her own name, free and clear of any right, claim, or interest by the other party.

ARTICLE 6 – DEBTS & OBLIGATIONS

6.1 JOHNATHAN'S DEBTS. Johnathan shall assume, pay, and hold Tania harmless the following debts:

6.1.1 All debts associated with the Marital Home as set forth in Article 3 herein.

6.1.2 Any debts in Johnathan's sole name or incurred by Johnathan without Tania's knowledge or consent.

6.2 TANIA'S DEBTS. Tania shall assume, pay, and hold Johnathan harmless the

following debts:

6.2.1 Any debts in Tania's name or incurred by Tania without Johnathan's knowledge or consent.

6.3 If needed and possible, each party shall remove the other party's name from any debts awarded to him or her herein.

6.4 The parties have represented and warranted that neither of them has incurred any debts in the other party's name, joint or otherwise, which has not already been disclosed herein and/or paid. If, after execution of the Agreement or after entry of this Decree, a previously undisclosed debt is discovered or raised by a party, the party who incurred the debt shall be solely liable thereon and shall hold the other party harmless therefrom, regardless of whether the other party's name is associated with the debt. Neither party shall use the other's financial information to obtain additional debt, and both parties shall ensure that any joint or merged accounts are separated so that neither may purchase items with the assets of the other.

ARTICLE 7 – ADDITIONAL PAYMENT TO TANIA

7.1 Johnathan shall pay to Tania the total sum of Twelve Thousand Dollars (\$12,000) within one (1) year of the date of the entry of this Decree. Johnathan may elect to pay Tania in installments or in a lump sum, provided the total amount is paid within the required period. If, during the payment period, Johnathan experiences involuntary job loss, a medically documented inability to work, or substantial financial hardship that materially affects his ability to pay, the payment deadline shall be extended for an additional six (6) months upon written notice to Tania outlining the hardship. Additional extensions may be granted upon written mutual agreement of the parties.

7.1.1 Johnathan's obligation to Tania under this Article shall not be dischargeable in bankruptcy.

ARTICLE 8 – ALIMONY

8.1 Each party is employed and sufficiently able to support himself or herself. Accordingly, neither party shall be entitled to receive alimony or spousal support from the other, now or in the future.

ARTICLE 9 – DISPUTE RESOLUTION

9.1. Any dispute arising out of or relating to the Agreement or this Decree shall be subject to the following dispute resolution process:

9.1.1 The party asserting the dispute shall provide written notice to the other party describing the nature of the dispute and the relief sought.

9.1.2 The parties shall in good faith attempt to resolve the dispute through negotiation for a period of fourteen (14) days following the delivery of such notice.

9.1.3 If after fourteen (14) days the dispute remains unresolved, the parties shall attend mediation and shall share equally the cost of such mediation.

9.1.4 If mediation is unsuccessful, then either party may bring the matter before the Court, and the prevailing party shall be entitled to an award of attorney fees and costs incurred in connection with the dispute.

9.1.5 Nothing herein shall prevent either party from seeking emergency equitable relief to prevent immediate and irreparable harm prior to completion of mediation.

ARTICLE 10 – MISCELLANEOUS

10.1 ATTORNEY FEES. Each party shall pay his or her own attorney fees and costs.

10.2 COMPLETE OWNERSHIP OF PROPERTY AWARDED. Except as otherwise expressly stated herein, all property and money received or retained by either party pursuant to the Agreement and this Decree shall be deemed the separate property of such party, free and clear of any right, claim, or interest of the other party, including the right to inherit or be named as a beneficiary, and each party shall have the right hereafter to use and enjoy, independently of any claim or right of the other party, all items of real or personal property awarded to him or her.

10.3 COOPERATION. Each party shall execute and deliver to the other party all such documents as may be reasonably necessary or required to implement the provisions of the Agreement and this Decree.

[The Court's Electronic Signature Will Appear on the First Page of this Document.]

APPROVED AS TO FORM:

/s/ Johnathan Eric Slack
Johnathan Eric Slack
Petitioner, Pro Se
DATED: August 24, 2026

NOTICE PURSUANT TO RULE 7(j)(4) OF THE UTAH RULES OF CIVIL PROCEDURE TO THE PETITIONER:

Notice is hereby given that, pursuant to Rule 7(j)(4) of the Utah Rules of Civil Procedure, the foregoing **Decree of Divorce** shall be the Order of the Court unless you file an objection in writing within seven (7) days from the date of this notice being served upon you in this matter.

/s/ Tori Camejo

CERTIFICATE OF DELIVERY

I hereby certify that on the 12th day of August 2026, I caused a true and correct copy of the foregoing to be served on the following:

Johnathan Eric Slack
Petitioner, Pro Se
john.slack11@gmail.com

☐ Court's Electronic Filing System
☐ U.S. Mail
☐ Hand Delivery
☒ Email

/s/ *Tori Camejo*