

Sarah Malinda Clift
Name
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Address
Taylorsville, Utah 84129
City, State, Zip
801-891-6879
Phone
smclift33@gmail.com
Email

THIRD Judicial District SALT LAKE County

Court Address 450 SOUTH STATE STREET, SALT LAKE CITY, UT 84114

In the Matter of (select one)

☒ the Marriage of (for a divorce with
or without children, annulment,
separate maintenance, or
temporary separation case)

Sarah Malinda Clift
(name of Petitioner)

and

Matthew Wayne Rabbitt
(name of Respondent)

Other parties (if any)

Divorce Decree

264903647

Case Number

Jones

Judge

Blomquist

Commissioner (domestic cases)

The court decrees:

Divorce

1. Sarah Malinda Clift is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Sarah Malinda Clift. The divorce will become final upon entry of the divorce decree.

Children (Utah Code 81-6-101(7))

2. **Sarah Malinda Clift** and **Matthew Wayne Rabbitt** do not have any children together.

- We do not have any children together who are minors. A minor is a child under 18 who has not been married or otherwise emancipated.
- We are not expecting a child.
- We do not have incapacitated adult children together who are eligible for child support, or, **Sarah Malinda Clift** is not asking for child support for any adult child who is eligible for child support.

Personal property (Utah Code Title 81, Chapters 1, 4, 6, and 9)

3. All personal property not addressed in the divorce should be divided as the parties have already divided it.

Vehicles

4. Vehicles will be divided as follows:

a.

Year: **2022**

Make: **Toyota**

Model: **Rav4**

VIN: **jf2sjapc0eh536176**

Owner (before divorce): **Sarah Clift**

Current value: **\$23,714.72**

Amounts Estimated: **no**

Ownership After Divorce: **Sarah Malinda Clift**

I.

Lender: **Carmax**

Address: **11213 S Jordan Gtwy, South Jordan, UT 84095**

Date Acquired: **N/A**

Amount Owed: **\$23,440.35**

Amounts Estimated: **no**

Monthly Payment: **\$394.85**

The debt will be paid as follows: **Sarah Malinda Clift will pay the entire debt.**

Sarah Malinda Clift will provide a copy of the divorce decree to the lender.

b.

Year: **1999**

Make: **Dodge**

Model: **2500 Quad Cab**

VIN: **1B7KF2369XJ653577**

Owner (before divorce): **Matthew Rabbitt**

Current value: **\$5,000.00**

Amounts Estimated: **yes**

Basis of Estimation: **KBB**

Ownership After Divorce: **Matthew Wayne Rabbitt**

Loan: **N/A**

c.

Year: **2009**

Make: **Yamaha**

Model: **Rhino 700**

VIN: **5Y4AM24Y39A004255**

Owner (before divorce): **Matthew Rabbitt**

Current value: **\$3,500.00**

Amounts Estimated: **yes**

Basis of Estimation: **KBB**

Ownership After Divorce: **Matthew Wayne Rabbitt**

Loan: **N/A**

d.

Year: **1998**

Make: **Subaru**

Model: **Impreza**

VIN: **JF1GF4351WG814563**

Owner (before divorce): **Matthew Rabbitt**

Current value: **\$50.00**

Amounts Estimated: **yes**

Basis of Estimation: **KBB**

Ownership After Divorce: **Matthew Wayne Rabbitt**

Loan: **N/A**

Bank and credit union accounts

5. Bank and credit union accounts will be divided as follows:

a.

Account Number: **8589**

Account Type: **Checking**

Institution Name: **Wells Fargo**

Address: **420 Montgomery St San Francisco CA 94105**

Date Opened: **N/A**

Balance (US Dollars): **\$5,421.52**

Estimated: **no**

Owner: **Matthew Wayne Rabbitt**

Co-Owner(s): **N/A**

Divide as follows: **Matthew Wayne Rabbitt should be awarded the entire balance of \$5,421.52 from this money.**

b.

Account Number: **0522**

Account Type: **Savings**

Institution Name: **Wells Fargo**

Address: **420 Montgomery St San Francisco CA 94105**

Date Opened: **N/A**

Balance (US Dollars): **\$20,783.63**

Estimated: **no**

Owner: **Matthew Wayne Rabbitt**

Co-Owner(s): **N/A**

Divide as follows: **Matthew Wayne Rabbitt should be awarded the entire balance of \$20,783.63 from this money.**

c.

Account Number: **9677**

Account Type: **Checking**

Institution Name: **Wells Fargo**

Address: **420 Montgomery St San Francisco CA 94105**

Date Opened: **N/A**

Balance (US Dollars): **\$686.60**

Estimated: **no**

Owner: **Matthew Wayne Rabbitt**

Co-Owner(s): **N/A**

Divide as follows: **Matthew Wayne Rabbitt should be awarded the entire balance of \$686.60 from this money.**

d.

Account Number: **3554**

Account Type: **Savings**

Institution Name: **Clearview FCU**

Address: **8805 University Blvd Moon Twp PA 15108**

Date Opened: **N/A**

Balance (US Dollars): **\$26,093.20**

Estimated: **no**

Owner: **Matthew Wayne Rabbitt**

Co-Owner(s): **N/A**

Divide as follows: **Matthew Wayne Rabbitt should be awarded the entire balance of \$26,093.20 from this money.**

e.

Account Number: **6238**

Account Type: **Checking**

Institution Name: **US Bank**

Address: **200 South Sixth St. Minneapolis, MN 55401**

Date Opened: **N/A**

Balance (US Dollars): **\$3,591.91**

Estimated: **no**

Owner: **Sarah Malinda Clift**

Co-Owner(s): **N/A**

Divide as follows: **Sarah Malinda Clift should be awarded the entire balance of \$3,591.91 from this money.**

f.

Account Number: **6153**

Account Type: **Savings**

Institution Name: **Marcus by Goldman Sachs**

Address: **200 West Street, New York, NY 10282**

Date Opened: **N/A**

Balance (US Dollars): **\$13,688.92**

Estimated: **no**

Owner: **Sarah Malinda Clift**

Co-Owner(s): **N/A**

Divide as follows: **Sarah Malinda Clift should be awarded the entire balance of \$13,688.92 from this money.**

Stock, bond, securities, or money market fund accounts

6. The stock, bond, securities, or money market fund accounts will be divided as follows:

a.

Account Number: **2400**

Account Type: **Investment**

Institution Name: **BNY/Pershing**

Address: **One Pershing Plaza Jersey City NJ 07399**

Date Opened: **N/A**
Balance (US Dollars): **\$20,086.85**
Estimated: **no**
Owner: **Matthew Wayne Rabbitt**
Co-Owner(s): **N/A**
Divide as follows: **Matthew Wayne Rabbitt should be awarded the entire balance of \$20,086.85 from this money.**

Debts

7. The parties are not aware of any debts from the marriage. If any debts exist, each debt will be the responsibility of the party who incurred the debt.

Real property

8. The parties acquired the following real property during the marriage:

a.

Description: **Home**

Address: **426 Milton Ave., Salt Lake City, Salt Lake City, Utah 84115 United States**

Tax ID: **16-18-257-008-0000**

Legal Description: **The North 105 feet of Lot 17, Block 1, Amended Plat of Kenwood Addition, according to the official plat thereof, filed in Book "G" of Plats, at page 78 of Official Records of the Salt Lake County Recorder.**

Date property acquired: **Jun 8, 2022**

Names on title: **Matthew Rabbitt and Sarah Clift**

Original cost: **\$354,000**

Current value: **\$460,000.00**

Property values estimated: **yes**

Estimation basis for property value: **Sarah and Matt each got a realtor and both realtors came up with 460,000 dollars if the house was updated, which it is not. The "Original cost" reflects the new mortgage balance after a refi.**

Disposal: **Matthew Wayne Rabbitt will receive sole ownership of this property.**

The total equity to be divided is \$125727.840000000003. Sarah Malinda Clift's share is \$30000. Sarah Malinda Clift will have an equitable lien against the property in the amount of \$30000. Sarah Malinda Clift will sign a quitclaim deed to Matthew Wayne Rabbitt subject to that lien once the divorce is entered. Matthew Wayne Rabbitt will pay Sarah Malinda Clift \$30000 to satisfy the lien. Once Matthew Wayne Rabbitt has paid the lien, Sarah Malinda Clift will sign any documents necessary to remove the lien from the property.

i.

Creditor: **N/A**

Names on mortgage: **Matthew Rabbitt and Sara Cliff**

Date mortgage acquired: **Jun 5, 2022**

Mortgage balance: **\$334,272.16**

Monthly payment: **\$2,378.70**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Matthew Wayne Rabbitt will pay the entire debt. Matthew Wayne Rabbitt will provide a copy of the divorce decree to the lender.**

b.

Description: **Cabin**

Address: **19866 N 5050 W , Oaks Parks Reservoir, Ashley National Forest, Uinta County, Utah 84078 USA**

Tax ID: **143956**

Legal Description: **PERSONAL PROPERTY: A RECREATIONAL RESIDENCE (SUMMER HOME) - A FRAME - LOCATED ON PROPERTY OWNED BY THE UNITED STATES OF AMERICA, ADMINISTERED BY THE ASHLEY NATIONAL FOREST, AND SUBJECT TO A RENEWABLE 20 YEAR TERM PERMIT. LOT 8 OF THE OAKS PARK SUMMER HOME AREA. LOCATED IN THE E 1/2 SW 1/4 SEC 12, T1S, R20E, SLB&M. CONT 0.74 ACRES, M/L.**

Date property acquired: **Jun 12, 2022**

Names on title: **There is No Deed to this Property**

Original cost: **\$128,000**

Current value: **\$128,000.00**

Property values estimated: **yes**

Estimation basis for property value: **No upgrades, cabin deteriorating therefore no increase in value**

Disposal: **Matthew Wayne Rabbitt will receive sole ownership of this property.**

i.

Creditor: ,

Names on mortgage: **N/A**

Date mortgage acquired: **N/A**

Mortgage values estimated: **N/A**

This mortgage will be paid as follows after the divorce: **N/A**

Alimony

9. Neither party will pay alimony.

Retirement money

Retirement money – retirement accounts

10. The parties have retirement money. The owner of the retirement money Plan Participant must do whatever is necessary for both parties to have full access to information about the pension plan, retirement account, money and benefits. This includes signing any forms needed for release of the information to the other party (Alternate Payee).

11. If the Plan Participant receives any retirement money awarded to the Alternate Payee, the Plan Participant receives that money in a constructive trust for the Alternate Payee. The Plan Participant is ordered to pay the benefit directly to the Alternate Payee within 5 days of its receipt. Information on the pension plans and how they are to be divided is listed below:

a.

Account Number: **5661**

Plan Name: **401K PLAN**

Plan Administrator: **Fidelity**

Company Name: **TRUIST FINANCIAL CORPORATION**

Address: **900 Salem Street, Smithfield, RI 02917**

Date Opened: **Aug 1, 2010**

Plan Value: **\$39700.41**

This plan is in the name of: **Sarah Malinda Clift**

Divide as follows: **The entire account should be awarded to Sarah Malinda Clift.**

b.

Account Number: **4426**

Plan Name: **401k**

Plan Administrator: **Transamerica**

Company Name: **Simplicity Group**

Address: **6400 C Street SW, Cedar Rapids, IA 52499**

Date Opened: **Sep 1, 2015**

Plan Value: **\$115364.11**

This plan is in the name of: **Sarah Malinda Clift**

Divide as follows: **The entire account should be awarded to Sarah Malinda Clift.**

c.

Account Number: **2057**

Plan Name: **IRA**

Plan Administrator: **BNY/Pershing**

Company Name: **BNY**

Address: **One Pershing Plaza Jersey City NJ 07399**

Date Opened: **May 19, 2025**

Plan Value: **\$144387.71**

This plan is in the name of: **Matthew Wayne Rabbitt**

Divide as follows: **The entire account should be awarded to Matthew Wayne Rabbitt.**

d.

Account Number: **2065**

Plan Name: **Roth IRA**

Plan Administrator: **BNY/Pershing**

Company Name: **BNY**

Address: **One Pershing Plaza Jersey City NJ 07399**

Date Opened: **Nov 11, 2025**

Plan Value: **\$5730.03**

This plan is in the name of: **Matthew Wayne Rabbitt**

Divide as follows: **The entire account should be awarded to Matthew Wayne Rabbitt.**

e.

Account Number: **1080**

Plan Name: **Cargill Partnership Plan**

Plan Administrator: **Vanguard**

Company Name: **Cargill Inc.**

Address: **100 Vanguard Blvd., Malvern, PA 19355**

Date Opened: **Jun 29, 2017**

Plan Value: **\$16743.54**

This plan is in the name of: **Matthew Wayne Rabbitt**

Divide as follows: **The entire account should be awarded to Matthew Wayne Rabbitt.**

f.

Account Number: **1430**

Plan Name: **IRA**

Plan Administrator: **Principal Bank**

Company Name: **Ovivo**

Address: **711 High St Des Moines IA 50392**

Date Opened: **Sep 9, 2024**

Plan Value: **\$5671.52**

This plan is in the name of: **Matthew Wayne Rabbitt**

Divide as follows: **The entire account should be awarded to Matthew Wayne Rabbitt.**

Additional provisions

12. The parties will adhere to the following additional provisions:

a.

Additional Provision: **-Matt owes Sarah 30,000 dollars total for the equity at 426 East Milton Avenue. Half of this will be paid within 2 weeks of receipt of the divorce decree. The other half is to be paid within 6 months of receipt of the divorce decree. -Matt will have 8 months from receipt of the divorce decree to either assume the mortgage or refinance 426 East Milton Avenue. If Matt fails to do this, 6 months time will be allowed for him to sell the house at 426 East Milton Avenue. -The cabin at Oaks park will require Sarah to cooperate with getting her name off of the forest service lease and the Uinta county tax documents. This will either require power of attorney to be given to Matt, or a trip to Vernal to handle the county paperwork and Forest Service paperwork. This should be completed within one month of receipt of the divorce decree.**

Duty to sign documents

13. The parties will sign all documents necessary to comply with the divorce decree within 60 days from entry of the decree. If a party fails to sign a document within 60 days, the other party may ask the court to appoint someone to sign the document. (Utah Rule of Civil Procedure 70)

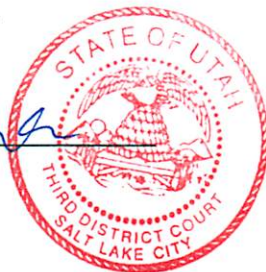
Judge's signature may instead appear at the top of the first page of this document.

08-26-26

Date

Signature ▶

Lucia Rugg



Judge

Date

Signature ▶

Commissioner

Approved as to Form.

Matthew Wayne Rabbitt

Digitally signed by Matthew Wayne Rabbitt
DN: C=US, E=rabbittski@gmail.com,
O=none, OU=none, CN=Matthew Wayne
Rabbitt
Date: 2026.08.26 06:46:19-06'00'

Other Party

Signature ►

Other Party Name Matthew Wayne Rabbitt

Certificate of Service

I certify that I filed with the court and am serving a copy of this Divorce Decree on the following people.

a.

Name: **Matthew Wayne Rabbitt**
Method of service: **Email**
Address: **rabbittski@gmail.com**
Date of Service: **Aug 28, 2026**

Signature

08/25/2026

Date

► Sarah Clift

Printed
Name

Sarah Clift