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Attorneys for Justin Derek Bradley, Petitioner

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

In the Matter of the Marriage of,

JUSTIN DEREK BRADLEY,

Petitioner,

and

SARAH E BELL BRADLEY,

Respondent.

DECREE OF DIVORCE

Civil No. 264903971

Judge Matthew Bates

Commissioner Michelle Blomquist

This matter, having come before the Honorable Matthew Bates, Petitioner Justin Derek Bradley, ("Justin"), represented by Stefan J. James of Dart, Adamson, & Donovan, and Respondent Sarah E. Bell Bradley ("Sarah"), *Pro Se*, having reached a full agreement, the written *Stipulation and Property Settlement Agreement* ("Agreement") of the parties having been submitted and approved, the Court having reviewed the records and files herein and being fully advised in the premises, and good cause appearing therefore, the Court having made and entered its written *Findings of Fact and Conclusions of Law*, and upon motion of the Petitioner, **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

1. Dissolution of Marriage. The parties are awarded a Decree of Divorce from the other upon the grounds of irreconcilable differences, and the marriage between Justin and Sarah is hereby dissolved, and the parties are hereby freed and absolutely released from the bonds of matrimony and all the obligations thereof with said Decree to be final upon signing and entry.

2. Real Property. During the course of the marriage, the parties acquired a marital interest in real property, located at 3253 E Little Cottonwood Rd. Sandy, UT 84092. Justin is awarded the exclusive use and possession of this property, as well as all equity in the property, free and clear of any claim from Sarah. Sarah's value for the home is contemplated by the property settlement award as described below. The mortgage is currently held in both parties' names. Justin shall refinance or otherwise remove Sarah's name from the mortgage obligation within one hundred and eighty (180) days from the date of entry of this Decree. Justin shall begin the process of removing Sarah's name immediately upon entry of this Decree of Divorce. Justin shall pay for the refinance costs.

a. Sarah shall sign a quit claim deed to remove her name from the marital home within ten (10) days of signing the Agreement.

3. Banking and Financial Accounts. Each party is awarded the accounts held in their separate names.

4. Retirement Accounts. Each party is awarded the retirement accounts held in their separate names as their sole and separate property free of any claim by the other party.

5. Vehicles. Justin is awarded the 2019 Toyota 4Runner. This vehicle is titled in Sarah's name. Sarah is awarded the 2019 Toyota Rav 4. Both parties' names are on the loan for the 2019 Toyota Rav 4. Each party shall be fully responsible for the vehicles awarded to him/her,

including maintaining and paying on time any and all insurance, taxes, registrations fees, emissions testing, tires, repairs, maintenance, upkeep, oil changes, gasoline, etc., and any debt obligation associated with the vehicle awarded to them. The parties will cooperate to transfer title of the awarded vehicles into each other's names (if applicable) within thirty (30) days of entry of the Decree. Sarah shall refinance or otherwise remove Justin's name from the loan on the 2019 Toyota Rav 4 within sixty (60) days of entry of the Decree of Divorce.

6. Alimony. Neither party is awarded alimony, past, present or future. Any claim for alimony shall be forever waived.

7. Property Settlement. Justin shall transfer to Sarah \$4,000 within thirty (30) days of entry of this Decree.

8. Personal Property. The parties have already divided their personal property. If any personal property remains to be divided, the parties will work together to divide personal property by agreement. In the event there is a dispute about any items of personal property, those items shall be divided as follows. The parties shall flip a coin, and the winning party shall select their choice from the disputed items. The parties shall thereafter alternate choosing each remaining item until all items are claimed. Each party is awarded their personal effects.

9. Pets. The parties have two dogs and two cats. Justin is awarded the dogs (Apollo and Nova), and Sarah is awarded the cats (Puss and Mowgli). Each party shall be fully responsible for the pets awarded to them, and shall hold the other party harmless from the pets awarded to them.

10. Life Insurance. Each party is awarded the life insurance policy held in his/her name.

11. Taxes. For the 2026 tax year and all future tax years, the parties shall file separately. For the 2026 tax year, Justin shall claim the mortgage interest paid.

12. Debts. Each party shall be responsible for payment of the debts held in his/her own name. If either party has incurred debts in the other party's name without that other party's knowledge, the person creating the debt shall be solely responsible for that debt. Regarding any and all debts and/or other obligations assigned to one party under the terms hereof, they alone shall be responsible for the same, and shall defend, indemnify against liability, indemnify against loss, and hold harmless the other party from the same. Both parties are entitled to provide notice to creditors respecting the division of debts between the parties, including a copy of this Decree of Divorce.

13. Responsibility for Assets. Except as otherwise specifically provided herein, as to any and all assets awarded to a party under the terms hereof, beginning the day a party takes possession of an asset or upon the expiration of the time frame for taking possession, whichever is earlier, that party alone shall be fully responsible for all costs, liabilities, and/or obligations associated with such assets, including, but not limited to, debts, taxes, repairs, maintenance, upkeep, registration fees, insurance costs, fuel, etc., and they shall defend, indemnify against liability, indemnify against loss, and hold harmless the other party from the same.

14. Right to Counsel. Sarah E Bell Bradley specifically agreed and understood that Stefan J. James and the law firm of Dart, Adamson & Donovan do not represent her and cannot advise her. Stefan J. James only represents Justin Bradley in this action. Sarah acknowledged and understood her right to seek legal counsel.

15. Legal Fees. Each party is ordered to pay their own attorney fees and legal costs incurred herein through the date of entry of the final divorce decree arising from their Agreement.

16. Former Name. Sarah shall be restored to her former name of “Sarah Elizabeth Bell” if she so desires.

17. Cooperation. The parties shall cooperate with each other and to perform in good faith all acts necessary to carry out the terms hereof. Each party shall execute and deliver to the other, in a timely manner, any and all documents reasonably necessary to carry out the terms hereof.

18. Default. In the event either party defaults in their obligations stated herein, the party in default shall be liable to the other party for all reasonable expenses, including reasonable attorney fees and court costs, incurred in the enforcement of the obligations created by this Decree of Divorce.

19. Mediation. In the event of any future dispute or disputes between the parties, such as a petition to modify, the parties shall mediate in good faith with a mutually agreed upon neutral mediator. Mediation must occur prior to any court hearing, except in emergency situations, or on motions to enforce the terms herein. The parties shall equally share the mediator’s fee. If the parties cannot agree on a mediator, the Court shall appoint a mediator. A written record shall be prepared of any agreement reached in mediation and provided to each party. If the Court finds that one party has used or frustrated the mediation process without good cause, the Court may award attorney fees, costs, and other financial sanctions to the other party.

IT IS HEREBY ORDERED:

That Judgment be entered accordingly.

End of document - *See electronic signature, date and seal on first page*

RULE 7 NOTICE

Pursuant to Rule 7 the UTAH RULES OF CIVIL PROCEDURE, all parties are hereby notified that any written objections to the form of the foregoing order shall be filed with the Court and a copy served on the party preparing within seven (7) days from the date this proposed order is served. If no objections are filed within that time, the original hereof will be forwarded to the Court for signature and entry

APPROVED:

/s/ Sarah E. Bell Bradley* 8/25/26

SARAH E BELL BRADLEY Dated

Respondent, Pro Se

**Signed with written permission of Sarah E. Bell Bradley*

CERTIFICATE OF SERVICE

I hereby certify that on the 24th day of August, 2026 a true and correct copy of the foregoing was served pursuant to statute by the method indicated below, to the following:

Sarah Elizabeth Bradley
sarahebbbradley@gmail.com

Respondent

☐	U.S. Mail, Postage Prepaid
☒	Electronically (email)
☐	Hand-Delivered
☐	Facsimile Transmission
☐	Overnight Mail

/s/ Stefan J. James
Stefan J. James, Esq.

