



Kelli J. Larson, Bar #12150

PEARSON | BUTLER

1802 South Jordan Parkway, Suite 200

South Jordan, Utah 84095

Tel: (801) 495-4104

Email: kelli@pearsonbutler.com

Attorney for Brian Beynon

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

IN THE MATTER OF THE
UNSOLEMNIZED MARRIAGE OF

BRIAN BEYNON,
Petitioner,

and

LINDZEE ANDERTON,
Respondent.

DECREE OF DIVORCE

Civil No.: 244902699 CL

Judge: Teresa Welch

Commissioner: Russell Minas

The above-captioned matter came on regularly for consideration by the court without hearing. Pursuant to the *Settlement Agreement* a judgment for a divorce can be entered. The court, having reviewed the pleadings on file herein, and having entered its *Findings of Fact and Conclusions of Law*, does now ORDER, ADJUDGE, and DECREE:

1. The parties are awarded a Decree of Divorce on the grounds of irreconcilable differences, the same to become final upon entry by the court clerk.

2. The parties have no remaining minor children from their relationship.

Provisions Relating to Debts and Obligations

3. During the course of the marriage, the parties acquired certain debts and obligations. There are no jointly held debts or obligations, except for the marital home which is addressed below.

4. Each party is solely responsible for the debts held in his or her separate name and shall hold the other party harmless therefrom.

5. Pursuant to Utah Code 81-4-406(3)(a-b) the parties shall notify respective creditors regarding the division of debts, obligations, or liabilities herein and the parties' separate and current addresses.

Provisions Relating to Personal Property

6. **Vehicles:** Brian Beynon is awarded any and all vehicles titled in his name. Lindzee Anderton is awarded any vehicles titled in her name. Lindzee is awarded the Ford Edge currently in Brian's possession. Brian represents that the Ford Edge was professionally repaired following an accident and is in working condition. Brian Beynon is awarded the 2006 powerboat subject to the debt thereon.

7. **Personal Property:** The parties have already divided their personal property. Each party is awarded the items in his or her possession or control as separate property, except Brian is awarded the following items from the home:

Garage Tools, including the tool boxes, power tools, mechanic equipment	Woodworking Tools, including the table saw, sanders, drills, bench grinders, and bench sander	Bikes, including the mountain bikes, road bikes, bike parts, bike tools, and cycling clothing
Motorcycle parts, include multiple parts from several motorcycles	Sporting goods equipment including the hiking clothing, climbing equipment, camping	Hunting equipment including the hunting boots, hunting clothing, and hunting

	equipment, tents, sleeping bags, and fishing gear	backpacks
Taxidermy animal mounts and antlers from hunts	Die cast collectibles, including the cars, trucks, motorcycles, and helmets	

The parties have agreed that their children will retrieve the items awarded to Brian from the home to give to him.

8. Accounts: The parties currently have no jointly held accounts. Each party is awarded the accounts in his or her own name as their separate property, free and clear of any claim by the other party.

Provisions Relating to Retirement Accounts

9. Retirement Accounts: Each party is awarded the retirement accounts held in his or her name as separate property.

Provisions Relating to Real Property

10. Real Property: During the marriage, the parties have acquired an interest in real property, commonly known as 1413 W. 2450 S. Woods Cross, Utah 84087.

11. Lindzee is awarded the temporary and permanent, exclusive use and possession of said real property and all right, title, and interest in said real property, including any reserve account, subject to the mortgage obligation owing on the property and the taxes and insurance.

12. So long as Brian's name is associated with the mortgage, Lindzee shall timely make the mortgage, tax, and insurance payments on the home.

13. Lindzee is solely responsible for any utility payments on the home and shall remove Brian's name from any utility accounts no later than September 28, 2026.

14. All equity in the home is awarded to Lindzee.

15. Pia Hoyt has a lien for attorney's fees against the marital home. Brian is solely responsible for this debt. Brian shall hold Lindzee harmless regarding this lien. Brian shall resolve this debt and act to have the lien removed within 6 months of entry of the Decree of Divorce.

16. Within 90 days of Brian removing the Pia Hoyt lien from the home, Lindzee shall remove Brian's name from the mortgage obligation.

17. Brian shall execute a quitclaim deed to Lindzee within 14 days of entry of the Decree of Divorce. Upon quitclaim transfer, Lindzee shall hold Brian harmless regarding the home.

Miscellaneous Provisions

18. **Alimony:** Both parties to this action are able-bodied and employed, and neither party is awarded any alimony from the other. Both parties waive any claim to future alimony from the other party.

19. **Attorney's Fees:** Each party is responsible for his or her own attorney's fees.

20. **Delivery of Documents:** 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.

[END OF COURT ORDER. SEE TOP OF FIRST PAGE FOR COURT ENDORSEMENT]

APPROVED AS TO FORM AND CONTENT:

/s/ Peter Kern

Peter Kern

Attorney for Lindzee Anderton

**Electronically signed with permission given on 9/16/2026*

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

Notice is hereby given that pursuant to Rule 7(j) of the Utah Rules of Civil Procedure of the District Courts of the State of Utah, that this Order prepared by Brian's counsel shall be the Order of the court unless you file an objection in writing within seven (7) days from the date of the service of this notice.

CERTIFICATE OF SERVICE

I hereby certify that on this 15th day of September 2026, I personally served a true and correct copy of the foregoing **DECREE OF DIVORCE** via Electronic Mail to:

Peter Kern

peter@peterkern.lawyer

Attorney for Lindzee Anderton

/s/ Tyra West

Tyra West

Paralegal for Kelli J. Larson