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PRIVATE RECORD

Attorney for Petitioner

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

In the Matter of the Marriage of: JEFFREY J. BROWN, Petitioner, and JEAN S. BROWN, Respondent.	DECREE OF DIVORCE Case No.: 254900975 Judge: MATTHEW BATES Commissioner: RENEE BLOCHER
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THIS MATTER has come before the Court on Petitioner's Amended Petition for Decree of Divorce and entry of Default in this case. The Court, having reviewed the file and being familiar with the pleadings and other documents therein, having entered its Findings of Fact and Conclusions of Law and being otherwise fully advised,

HEREBY ORDERS, ADJUDGES AND DECREES:

1. **Marriage.** The parties were married on January 12, 1980, in Warren County, State of New York.
2. **Separation.** The parties separated in anticipation of divorce on or about March 31, 2024.

3. **Subject Matter Jurisdiction.** This Court has jurisdiction over the subject matter of this action pursuant to Utah Code Ann. § 78A-5-102.

4. **Personal Jurisdiction.** This Court has personal jurisdiction over the parties pursuant to Utah Code Ann. § 81-4-402(1), because both parties are residents of Salt Lake County, State of Utah, and have been for more than three months immediately prior to the commencement of this action.

5. **Venue.** Venue is properly laid in this Court pursuant to Utah Code Ann. § 78B-3-307.

6. **Minor Children.** The parties do not have minor children and none are expected.

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

DIVISION OF ASSETS AND LIABILITIES

8. **Real Property.** During the course of the marriage, the parties acquired an interest in a home and real property located at 1757 South 800 East, Salt Lake City, Utah 84105.

9. The marital home was sold on May 22, 2026, for \$896,000.00. The parties have shared the net proceeds of the sale equitably, with Respondent receiving a larger share to offset the award to Petitioner of the Campeche, Mexico property described below.

10. **Mexico Property.** During the course of the marriage, Petitioner acquired real property known as Condominio Campeche Country Club, Etapa 1, No. 53 (Nara Lofts), Lerma Centro, Campeche, Campeche 24500, Mexico. The original purchase price of the Mexico property was approximately \$175,635.22.

11. Petitioner is awarded the Mexico property as his sole and separate property, free and clear of any claim by Respondent. Respondent has received the greater share of the net proceeds from the sale of the marital home as an offset for the award of the Mexico property to Petitioner.

12. **Spousal Support.** Both parties are retired. Neither party is awarded alimony or spousal support from the other party, now and forever.

13. **Personal Property.** The parties acquired personal property during the marriage.

14. The parties' personal property is divided equitably and is distributed as follows:

PETITIONER	RESPONDENT
All personal property currently in Petitioner's possession, including items located at his apartment	All personal property currently in Respondent's possession, including items located at her apartment
2024 Kia Sorento, subject to the debt thereon	2007 Honda Civic, free and clear of any claim by Petitioner
Any interest in the 2022 Grand Design Travel Trailer, which has been sold	Any interest in the 2022 Grand Design Travel Trailer, which has been sold
Any interest in the 2019 Ford F-150, which was traded in toward Petitioner's Kia Sorento	

15. **Storage Unit.** The parties shall continue to share equally the cost of the Public Storage unit located at 1545 East 3900 South, Space No. 913, Account No. 63140174, until all items remaining therein have been accounted for and divided by agreement of the parties. Each party shall have reasonable access to the storage unit for purposes of retrieving his or her property and shall cooperate in completing the division of the remaining personal property. After the remaining property has been divided, each party shall be solely responsible for any storage unit maintained for his or her own property thereafter.

16. Petitioner shall assume all debt associated with the personal property awarded to him and hold Respondent harmless therefrom.

17. Each party is awarded his or her clothing and personal effects.

18. **Joint Financial Accounts.** The parties maintain or maintained a joint Canyon View Credit Union account ending in 7912. Except as otherwise expressly provided herein, each party is awarded any financial account held in his or her individual name, free and clear of any claim by the other and subject to all debts and obligations associated therewith. The parties shall close or otherwise divide the joint Canyon View Credit Union account after payment of any remaining joint marital expenses.

19. The parties have already divided any cash, checking accounts, and savings accounts, and each party is awarded the funds currently in his or her possession.

20. **Retirement, Investment, and Edward Jones Accounts.** During the course of the marriage, the parties acquired interests in retirement, annuity, and investment accounts, including accounts held at Edward Jones. Except for the joint Edward Jones account ending in 3923, which shall be divided equally between the parties unless otherwise agreed, each party is awarded the retirement, IRA, annuity, pension, and investment accounts held in his or her own name, free and clear of any claim by the other. The parties' accounts are divided as set forth in the following table:

ACCOUNT	AWARDED TO:
Edward Jones IRA Acct. ending 0318 (approx. \$15,893.69)	Jeffrey Brown
Edward Jones IRA Acct. ending 3924 (approx. \$645,449.11 as of 3/27/26)	Jeffrey Brown
Edward Jones Single Account ending 9885 (nominal balance)	Jeffrey Brown

Edward Jones Joint Account ending 3923 (balance to be divided equally, unless otherwise agreed)	Jeffrey Brown and Jean Brown equally, or as otherwise agreed
Polaris Platinum O Series Variable Annuity, Contract No. ending 2327, associated with Edward Jones IRA Acct. ending 0318 (approx. \$455,392.46)	Jeffrey Brown
Edward Jones IRA Acct. ending 0316 (approx. \$96,757.35)	Jean Brown
Edward Jones Roth IRA Acct. ending 0317 (approx. \$70,343.72)	Jean Brown
Utah State Retirement Benefit/Pension	Jean Brown

21. **Retirement Accounts.** Each party is awarded his or her own retirement, IRA, annuity, pension, and investment accounts free and clear of any claim by the other, except for the joint account specifically identified above. As necessary, any account requiring division shall be divided pursuant to the Woodward formula or by Qualified Domestic Relations Order (QDRO) or other qualified transfer order.

22. **Debts and Obligations.** During the marriage, the parties acquired debts and obligations. Each party shall assume responsibility for the debts in his or her name, whether listed herein or not, and hold the other party harmless for any and all liability thereon. The known debts are allocated as follows:

Debt	Approx. Amount	Assumed by:
UCCU Credit Union vehicle loan, Account No. 66480	Approximate balance \$22,916.02	Jeff Brown
Care Credit/Synchrony Bank dental account ending 4829	Approximate balance \$7,188.80	Jeff Brown
Costco Visa/Citi Bank	Approximate balance \$328.50	Jeff Brown
Chase Visa	Approximate balance \$2,202.70	Jeff Brown
American Express	Approximate balance	Jeff Brown

	\$543.44	
Any University of Utah Healthcare or other medical debt in Respondent's name		Jean Brown
Any Visa or other credit-card debt in Respondent's name		Jean Brown

Pursuant to Section 15-4-6.5(3)(b) of the Utah Code Annotated, either party may provide notice to any of the parties' creditors following entry of the Decree of Divorce herein, which notice shall indicate which party has assumed and is liable for the debt(s) owed to that creditor and shall provide that creditor with that party's address. Thereafter, the rights of the parties and the creditor(s) shall be governed by Section 15-4-6.5(3) of the Utah Code Annotated (1953, as amended).

23. **Tax Obligations.** The parties shall be equally responsible for any unpaid 2025 joint federal or state income tax liability, including penalties and interest, unless already paid from marital funds.

24. **Restoration of Maiden Name.** Respondent is restored to the use of her maiden name, Sperry, if she so desires.

MISCELLANY

25. **Attorney Fees, Costs, and Other Expenses.** Each party shall bear his or her own attorney fees, costs, and other expenses incurred in this matter up to and through the date hereof.

26. **Breach.** In the event of a breach of the parties' Decree of Divorce, or in any lawsuit related thereto, the substantially prevailing party shall be entitled to collect from the other party all expenses incurred in pursuing or defending the action, including (without limitation) all attorney fees, costs, and other expenses incurred therein.

27. **Documents Necessary to Effectuate Division.** Both parties shall execute all title documents, deeds, and any and all other documents necessary to transfer, divide, or confirm ownership of the real property, personal property, financial accounts, retirement accounts, debts, and obligations set forth herein. Each party waives and relinquishes any interest in property awarded to the other party and shall thereafter have no interest in such property.

28. **Choice of Law and Venue.** This Decree is governed by the laws of the State of Utah.

SO ORDERED.

JUDGE'S SIGNATURE

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.

*******END OF ORDER*******

CERTIFICATE OF SERVICE

I hereby certify that on this 23rd day of September, 2026, I served a true and correct copy of the foregoing via electronic filing or email to the following:

Electronically filed with:
Third Judicial District Court

Jean S. Brown
Respondent
Email: mabrown800@gmail.com

/s/ Rona Bassett

Paralegal for David W. Read
Read Law, LLC