The Order of the Court is stated below:
Dated: October 15, 2026 03:27:48 PM **/s/** CHELSEA KOCH
District Court Judge

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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 ANEL DADE, Petitioner, And CRAIG ALLEN DADE, Respondent.	**DECREE OF DIVORCE** Civil No. 264904265 DA Judge Richard Daynes Commissioner Russell Minas

This matter is before the Court on Petitioner's First Amended Verified Petition for Divorce wherein she seeks a Decree of Divorce with the Respondent, Craig Allen Dade.

In this action, the Respondent, Craig Allen Dade, executed an Acceptance of Service, Waiver, and Consent to Default on August 27, 2026, which was filed with the Court on August 31, 2026, wherein the Respondent acknowledges that he has received a copy of the First Amended Verified Petition for Divorce, waives his right to contest the same, subjects himself to the jurisdiction of this Court and consents to the entry of his

default, with a Decree of Divorce to be granted based upon the terms of the First Amended Verified Petition for Divorce. Based thereon, the Respondent's default is hereby entered.

All supporting documents having been submitted and the court being fully apprised in the premises and the law, and the court having heretofore made and entered its Findings of Fact and Conclusions of Law, does herewith ORDER, ADJUDGE AND DECREE AS FOLLOWS:

GRANTING OF DECREE DISSOLVING MARRIAGE

1. That the Petitioner is hereby granted a Decree of Divorce upon the grounds of irreconcilable differences, dissolving the marriage of the parties entered into by them on October 16, 2015, in the city of Cottonwood Heights, Salt Lake County, State of Utah, the same to become absolute and final upon entry of this Decree of Divorce by the Clerk of the Court.

ALIMONY

2. That neither party is awarded alimony now or at any time in the future.

CHILD CUSTODY AND SUPPORT

3. That no children have been born as issue of the parties' marriage and none are expected. Accordingly, there are no issues pertaining to the custody and support of minor children in this matter.

REAL PROPERTY

4. During the marriage, the parties acquired a marital residence and the real property upon which it is situated, located at 10942 South Lees Dream Drive, South Jordan, Utah 84095 (“Marital Residence”). The Marital Residence was purchased, in part, using $144,772.00 in proceeds from the sale of a home owned by Petitioner before the marriage. Respondent contributed $22,000.00 of his premarital, separate funds toward the purchase of the Marital Residence. In addition, Petitioner’s mother, Rocelia Almeida, contributed approximately $33,000.00 toward improvements to the Marital Residence and has contributed approximately $1,200.00 per month toward the mortgage payment and household utilities, of which approximately $1,000.00 per month has been applied toward the mortgage payment and approximately $200.00 per month has been applied toward utilities.

The Marital Residence is presently under contract to be sold for $1,165,000.00, with a projected closing date of August 28, 2026. If the pending sale closes for a gross sales price of not less than $1,150,000.00, the net sale proceeds shall be distributed in the following order:

a. First, to pay all customary and reasonable costs of sale, including real estate commissions, title charges, escrow fees, prorated taxes, and other closing costs;

b. Second, to pay and satisfy all mortgages, deeds of trust, judgment liens, tax liens, and other liens or encumbrances against the Marital Residence;

c. Third, to reimburse Petitioner in the amount of $144,772.00 for her premarital contribution toward the purchase of the Marital Residence;

d. Fourth, to reimburse Respondent in the amount of $22,000.00 for his premarital contribution toward the purchase of the Marital Residence;

e. Fifth, to pay $100,000.00 to Petitioner’s mother, Rocelia Almida, in recognition and repayment of the funds she contributed toward improvements, mortgage payments, and preservation of the Marital Residence;

f. Sixth, to pay and satisfy the landscaping loan, which presently has an approximate balance of $73,000.00, to the extent that loan has not already been satisfied as a lien or encumbrance against the Marital Residence;

g. Seventh, to pay and satisfy the loan associated with the shed, which presently has an approximate balance of $3,000.00, to the extent that loan has not already been satisfied as a lien or encumbrance against the Marital Residence;

h. Eighth, to pay and satisfy the balances owing on Petitioner’s Barclay, Discover, and American Express accounts; and

i. Finally, to divide equally between Petitioner and Respondent all remaining net proceeds.

If the presently pending sale does not close, or if the Marital Residence cannot reasonably be sold for a gross sales price of at least $950,000.00, Petitioner shall have the option to retain the Marital Residence and purchase Respondent's interest therein. Petitioner shall exercise that option by providing written notice to Respondent within thirty (30) days after the pending sale fails to close or after the parties receive a bona fide offer, comparative market analysis, or appraisal establishing that the Marital Residence cannot reasonably be sold for at least $950,000.00.

For purposes of determining Respondent's interest, the fair market value of the Marital Residence shall be established by a qualified, independent real estate appraiser mutually selected by the parties. If the parties cannot agree upon an appraiser within ten (10) days, each party shall select an appraiser, and the fair market value shall be the average of the two appraised values. The parties shall share equally the reasonable appraisal costs. The equity subject to division shall be calculated by deducting from the established fair market value:

a. The balances of all mortgages, liens, and encumbrances against the Marital Residence;

b. The estimated customary costs that would have been incurred in selling the Marital Residence, including reasonable real estate commissions and closing costs;

c. Petitioner's premarital contribution of $144,772.00;

d. Respondent's premarital contribution of $22,000.00;

e. The sum of $100,000.00 attributable and payable to Petitioner's mother, Rocelia Almida;

f. The unpaid balance of the landscaping loan, to the extent not already included among the liens and encumbrances deducted above;

g. The unpaid balance of the shed loan, to the extent not already included among the liens and encumbrances deducted above; and

h. The balances owing on Petitioner's Barclay, Discover, and American Express accounts.

Respondent shall receive his $22,000.00 premarital contribution, together with fifty percent (50%) of the remaining marital equity calculated after the foregoing deductions. Petitioner shall pay Respondent the amount due for his interest within one hundred twenty (120) days after entry of the Decree of Divorce or within one hundred twenty (120) days after the fair market value is finally determined, whichever occurs later.

As a condition of retaining the Marital Residence, Petitioner shall refinance or otherwise obtain the release of Respondent from all mortgages, deeds of trust, home-equity obligations, and other indebtedness secured by the Marital Residence within the same one-hundred-twenty-day period. Upon Respondent's receipt of the full amount due to him and his release from all obligations secured by the Marital Residence, Respondent

shall execute a quitclaim deed conveying to Petitioner all of his right, title, and interest in the Marital Residence.

Petitioner shall be responsible for the mortgage payments, utilities, taxes, insurance, maintenance, and other carrying costs associated with the Marital Residence beginning on the date she exercises her option to retain the property. If Petitioner does not timely pay Respondent the amount due to him or obtain Respondent's release from the secured obligations, the Marital Residence shall immediately be listed for sale with a mutually agreed-upon licensed real estate broker at a commercially reasonable listing price.

5. That in addition to the above-referenced marital residence, the Petitioner is currently under contract to purchase a home and real property it is situated on which is located at 10556 S. Oquirrh Lake Road, South Jordan, Utah 84009. Said home and real property are awarded to the Petitioner as her separate property free and clear of any claim by the Respondent subject to the Petitioner assuming any underlying loan obligation thereon, holding the Respondent harmless therefrom.

6. That in addition to the aforementioned marital residence, the parties also acquired an interest in a timeshare with Legendary Vacation Club, Membership No. LV03862. Said timeshare is awarded to the Petitioner free and clear of any claim by the Respondent, subject to the Petitioner assuming any and all underlying obligations associated with the timeshare contract.

PERSONAL PROPERTY

7. That during the course of the marriage, the parties have acquired certain items of household goods, furnishings, fixtures, appliances and other items of personal property which have been divided between them in a satisfactory manner to include that Petitioner be awarded all items of personal property in the marital residence with the exception of the Temper-Pedic bed which is awarded to the Respondent along with his personal items and clothing.

8. That the parties acquired an interest in a 2021 Range Rover Evoque which is awarded to the Petitioner free and clear of any claim by the Respondent subject to the Petitioner assuming the underlying loan obligation thereon, holding the Respondent harmless therefrom.

9. All property and all property rights which may be vested in either party as a result of family inheritance, trusts, or similar sources is awarded to the party from whose family it came. All property acquired prior to the marriage is awarded to the respective party who acquired said property.

BANK ACCOUNTS/CASH

10. The parties are each awarded their respective bank and financial accounts together with all balances contained therein, free and clear of any claim by the other.

DEBTS AND OBLIGATIONS

11. That during the course of the marriage, the parties incurred various debts and obligations. With respect to the marital residence, until the home sells, the parties shall continue sharing the mortgage payments. In the event the Petitioner is awarded the home as set forth above, she shall assume the underlying indebtedness thereon as set forth above.

12. The Petitioner shall assume, pay, discharge, and hold the Respondent harmless from the obligation to America First Credit Union which is secured by the 2021 Range Rover Evoque. The parties shall each assume, pay, discharge and hold the other party harmless from any other individual debts in the parties' names, other than those being satisfied from the sale of the marital residence.

13. Petitioner shall indemnify and hold the Respondent harmless on all debts and obligations Petitioner is ordered to pay. Such hold-harmless requirement is a debt to a spouse within the meaning of 11 U.S.C. §523(a)(15).

14. Respondent shall indemnify and hold the Petitioner harmless on all debts and obligations Respondent is ordered to pay. Such hold-harmless requirement is a debt to a spouse within the meaning of 11 U.S.C. §523(a)(15).

15. Each party shall pay, discharge, and hold the other party harmless from those debts and obligations which they may have incurred individually since the date of the filing of this action.

16. That pursuant to Utah Code Annotated §81-4-406(3), 1953 as amended, the parties shall notify each of their creditors and such notice shall inform each creditor which party is primarily liable for the debt with that creditor following the entry of a Decree of Divorce in this matter and each party should be required to give the creditor the name and address of both parties.

17. That if either party is obligated on a joint-secured debt, the payment of that debt shall remain current. In the event that a payment is not made in a timely manner, the secured asset shall be placed for sale in order to protect the joint debtors. A party who makes payments on a delinquent asset, which the other party is ordered to pay, shall be entitled to seek reimbursement of the payment of that debt in addition to interest and attorney fees from the other party who failed to timely pay the debt.

18. That the allocation of joint debts is an integral part of the financial settlement and support payments in this proceeding and shall be considered in the nature of support to the other party. As a result, the parties shall not discharge the debts in bankruptcy if it causes the non-bankrupt party to be liable for the debt. The parties should understand that this provision may not be binding on the Bankruptcy Court.

19. The parties shall each make their best efforts to remove each other from any joint debts, obligations, loans, etc., by refinancing the debt, obligation, loan, etc., into their sole name.

TAXES

20. That the parties shall file separate federal and state income tax returns for the tax year 2026. Any refund to which either party is entitled shall be awarded to that party as his or her own separate property, free and clear of any claim by the other. Any tax liability of either party shall be the sole obligation of said party, holding the other harmless therefrom.

PENSION AND RETIREMENT ACCOUNTS

21. That during the course of the marriage, the parties acquired an interest in retirement plans. Each party is awarded their respective plans, free and clear of any claim by the other.

MISCELLANEOUS PROVISIONS

22. The parties shall divide any accounts equally between them that were not disclosed. More particularly, in the event either party is found to have concealed or hidden from or refrained from disclosing or revealing to the other any asset or liability of the parties then the other party shall be entitled to (i) such asset free of any claim of the other party and/or (ii) complete indemnification from such party with respect to such concealed liability.

23. The parties are mutually restrained and enjoined from bothering, harassing, annoying, threatening, or harming each other at either's place of residence, employment or any other place. Both parties are ordered to be civil and respectful in their

communications with one another. Both parties are restrained from making false allegations regarding the other party to professional licensing agencies, to DCFS, to police, Facebook or other social networking sites, or otherwise in any public forum.

24. Each of the parties are ordered to execute and deliver to the other any documents necessary to implement the provisions of this Decree of Divorce entered by the Court. Should a party fail to execute a document within sixty (60) days of the entry of the Decree of Divorce, the other party may bring an Motion to Enforce at the expense of the disobedient party and ask that the Court appoint some other person to execute the document pursuant to Rule 70, Utah Rules of Civil Procedure. Any document executed pursuant to Rule 70 has the same force and effect as if executed by the disobedient party.

25. Petitioner shall have her maiden/former name, PALAZUELOS, restored to her should she so desire.

26. Each party shall pay one-half of all costs and attorney's fees incurred by the Petitioner in prosecuting this action.

*****END OF DOCUMENT*****

PURSUANT TO RULE 10, UTAH RULES OF CIVIL PROCEDURE, AND RULE 4-503, UTAH RULES OF JUDICIAL ADMINISTRATION, THE DATE, SEAL, AND SIGNATURE OF THE COURT APPEAR AT THE TOP OF PAGE ONE OF THIS DOCUMENT.

Approved as to form:

/s/ Craig Allen Dade
Craig Allen Dade
Respondent
Electronically signed by Cory R. Wall with permission of Craig Allen Dade

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

Notice is hereby given that pursuant to Rule 7(j)(4) of the Utah Rules of Civil Procedure of the District Courts of the State of Utah, that the Decree of Divorce prepared by the Petitioner shall be the Order of the Court unless you file an objection in writing within seven (7) days from the date of service of this notice.

DATED this 12th day of October, 2026.

/s/ Cory R. Wall
CORY R. WALL
Attorney for Petitioner

CERTIFICATE OF SERVICE

This is to certify that a true and correct copy of the foregoing Decree of Divorce was [x] sent via Electronic Mail [ ] electronically filed and [x] mailed, postage prepaid, on this 15th day of October, 2026, to the following:

Craig Allen Dade
10942 S. Lees Dream Drive
South Jordan, Utah 84095
Email: crgdade@gmail.com

/s/ Cory R. Wall
CORY R. WALL