The Order of the Court is stated below:
Dated: October 26, 2026 02:05:13 PM **/s/** JEFF MANN
District Court Judge

DENA C. SARANDOS (Bar No. 6028)
PETE B. SARANDOS (Bar No. 7774)
BLACKBURN & STOLL, LC
257 East 200 South, Suite 800
Salt Lake City, Utah 84111
Telephone: (801) 521-7900
Facsimile: (801) 521-7965
Email: Dena@blackburn-stoll.com
Pete@blackburn-stoll.com
Attorneys for Gary Mark Stoddard

IN THE THRID JUDICIAL DISTRICT COURT
OF SALT LAKE COUNTY, STATE OF UTAH

In the Matter of the Marriage of: **GARY MARK STODDARD,** Petitioner, and **TERRI LYNN STODDARD,** Respondent.	**DECREE OF DIVORCE** Civil No. 254903204 Judge: Jeff Mann Commissioner: Joanna Sagers

This matter came duly before the Court pursuant to the Motion of Gary Mark Stoddard ("Gary") for an entry of a Decree of Divorce. In support of this Motion, Gary and Terri Lynn Stoddard ("Terri") submitted a Stipulation and Property Settlement Agreement, Gary's Affidavit in Support of Jurisdiction, the pleadings on file herein, and

being fully apprised in the premises, and having entered its Findings of Fact and Conclusions of Law, has determined to accept the Stipulation and Property Settlement Agreement of the parties.

Accordingly,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that:

1. **Divorce:** The marriage of the parties is terminated, and each party is granted a Decree of Divorce to become final upon entry of this Decree.

2. **Real Property:** During the course of the marriage, the parties acquired the following real property, which shall be distributed as follows:

   a. **7835-7837 South Honeycomb Road, Cottonwood Heights, Utah 84121:** Gary shall be awarded this property, free and clear of any claim by Terri. Gary shall pay the mortgage on this property. Jerry Webber appraised this property on March 3, 2026 and assigned a value of $925,000 to this property. The parties accepted this value. Gary shall be responsible for any and all future debts and obligations associated with this property and shall indemnify and hold Terri harmless with respect to any and all debts, liabilities, and obligations associated with this property. Gary shall either refinance or perform an assumption of the loan of this property (no later than 12 months after this Decree of Divorce is entered in this matter to remove Terri's name from the loan).

Terri and/or the Honeycomb Rd LLC shall sign a Quit-Claim Deed, transferring her/its interest in this property to Gary within 30 days from the entry of this Decree. If Gary is unable to refinance or assume the loan on this property within 12 months after this Decree of Divorce is entered, Gary shall immediately list this property for sale and accept any/and all reasonable offers in order to sell this property and remove Terri's name from the mortgage obligation. Upon the sale, Gary shall be awarded all of the net proceeds from the sale of this property. In addition, Gary shall be awarded any and all furniture and furnishings contained in this property.

b. **551-553 East Larchwood Drive, Midvale, Utah 84047:** Gary shall be awarded this property, free and clear of any claim by Terri. There is no mortgage on this property. Jerry Webber appraised this property on March 5, 2026 and assigned a value of $950,000 to this property. The parties accepted this value. Gary shall be responsible for any and all future debts and obligations associated with this property and shall indemnify and hold Terri harmless with respect to any and all debts, liabilities, and obligations associated with this property. Terri and/or the Larchwood LLC shall sign a Quit-Claim Deed transferring her interest in this property to Gary within 30 days from the entry of this Decree of

Divorce. In addition, Gary shall be awarded any and all furniture and furnishings contained in this property.

c. **742 East Baker Drive, Midvale, Utah 84047:** Gary shall be awarded this property, free and clear of any claim by Terri. There is no mortgage on this property. Jerry Webber appraised this property on March 6, 2026 and assigned a value of $441,000 to this property. The parties accepted this value. Gary shall be responsible for any and all future debts and obligations associated with this property and shall indemnify and hold Terri harmless with respect to any and all debts, liabilities, and obligations associated with this property. Terri and/or The Baker LLC shall sign a Quit-Claim Deed transferring her interest in this property to Gary within 30 days from the entry of this Decree of Divorce. In addition, Gary shall be awarded any and all furniture and furnishings contained in this property.

d. **1532 West Napa Avenue, Bluffdale, Utah 84065:** Gary shall be awarded this property, free and clear of any claim by Terri. Jerry Webber appraised this property on March 3, 2026 and assigned a value of $385,000 to this property. The parties accepted this value. Gary shall be responsible for any and all future debts and obligations associated with this property and shall indemnify and hold Terri harmless with

respect to any and all debts, liabilities, and obligations associated with this property. Gary shall either refinance or perform an assumption of the loan of this property (no later than 12 months after this Decree of Divorce is entered in this matter to remove Terri's name from the loan). Terri and/or NAPA LLC shall sign a Quit-Claim Deed, transferring her/its interest in this property to Gary. If Gary is unable to refinance or assume the loan on this property within 12 months after this Decree of Divorce is entered, Gary shall immediately list this property for sale and accept any/and all reasonable offers in order to sell this property and remove Terri's name from the mortgage obligation. Upon the sale, Gary shall be awarded all of the net proceeds from the sale of this property. In addition, Gary shall be awarded any and all furniture and furnishings contained in this property.

e. **3292-3294 East English Way, Cottonwood Heights, Utah 84093:** Terri shall be awarded this property, free and clear of any claim by Gary. Jerry Webber appraised this property on March 9, 2026 and assigned a value of $925,000 to this property. The parties accepted this value. Terri shall pay the mortgage on this property. Terri shall be responsible for any and all future debts and obligations associated with this property and shall indemnify and hold Gary harmless with respect to any and all

debts, liabilities, and obligations associated with this property. Terri shall either refinance or perform an assumption of the loan of this property (no later than 12 months after this Decree of Divorce is entered in this matter to remove Gary's name from the loan). Gary shall sign a Quit-Claim Deed transferring his interest in this property to Terri within 30 days from the entry of this Decree of Divorce. If Terri is unable to refinance or assume the loan on this property within 12 months after this Decree of Divorce is entered, Terri shall immediately list this property for sale and accept any/and all reasonable offers in order to sell this property and remove Gary's name from the mortgage obligation. Upon the sale, Terri shall be awarded all of the net proceeds from the sale of this property. In addition, Terri shall be awarded any and all furniture and furnishings contained in this property.

f. **198-200 Julie Anna Drive, Sandy, Utah 84070:** Terri shall be awarded this property, free and clear of any claim by Gary. There is no mortgage on this property. Jerry Webber appraised this property on March 5, 2026 and assigned a value of $650,000 to this property. The parties accepted this value. Terri shall be responsible for any and all future debts and obligations associated with this property and shall indemnify and hold Gary harmless with respect to any and all debts, liabilities, and

obligations associated with this property. Gary shall sign a Quit-Claim Deed transferring his interest in this property to Terri within 30 days from the entry of this Decree of Divorce. In addition, Terri shall be awarded any and all furniture and furnishings contained in this property.

g. **4714 South Hanauer Street, Murray, Utah 84107:** Terri shall be awarded this property, free and clear of any claim by Gary. There is no mortgage on this property. Jerry Webber appraised this property on March 4, 2026 and assigned a value of $965,000 to this property. The parties accepted this value. Terri shall be responsible for any and all future debts and obligations associated with this property and shall indemnify and hold Gary harmless with respect to any and all debts, liabilities, and obligations associated with this property. Gary shall sign a Quit-Claim Deed transferring his interest in this property to Terri within 30 days from the entry of this Decree of Divorce. In addition, Terri shall be awarded any and all furniture and furnishings contained in this property.

h. **11528 South Summerfield Lane, Sandy, Utah 84092:** The parties shall immediately (within 20 days of signing the Stipulation) list this property with a mutually agreeable real estate agent and sell it at a mutually-agreeable price. Terri shall maintain the mortgage and

expenses while she resides in this residence. Neither party shall interfere with, delay, or otherwise impede the sale of the property. Both parties shall cooperate in good faith with the real estate agent and shall promptly comply with the agent's reasonable recommendations and requests regarding the marketing, showing, and sale of the property. The parties shall accept any reasonable offer consistent with the property's market value and the recommendations of the real estate agent. Any repairs or other work deemed reasonably necessary, by the realtor, to prepare the property for sale shall be completed by qualified professionals, as appropriate, and the reasonable costs of such repairs and work shall be shared equally by the parties. The parties shall divide equally the cost of the property tax due November 30, 2026.

Once the house sells and the mortgage is paid, Terri shall receive the first $98,000.00, which was her premarital contribution and shall pay capital gains taxes on this amount. The remaining net proceeds shall be divided equally between the parties. The parties shall each pay 50% of the capital gains taxes after Terri pays the capital gains taxes on the first $98,000.00. Terri shall assume and be solely responsible for the mortgage debt on this property due to Intercap Lending from her separate funds. If the Summerfield property is sold prior to the parties

taking possession of their respective share of the other marital assets, Terri shall make Gary whole for any of the Intercap Mortgage debt that is settled using the Summerfield sales proceeds. In taking this debt, Terri shall also receive as her separate property the receivable that shall now be due to the parties from Fueled Fresh as part of Fueled Fresh's obligation to cover this debt.

i. **480 Cottonwood Lane, Moab, Utah 84532:** The parties sold this home on June 15, 2026. After fees, debt service and credits, the parties received $415,696 in net proceeds from the sale, which were deposited and held in the Morgan Stanley x6879 account. Pursuant to the parties' agreement regarding the division of the parties' real estate assets, Terri shall receive the first $202,000.00 from the sales proceeds (now to be paid from the Morgan Stanley x6879 account) and then the remaining net proceeds from the sale of this property (along with all other funds in Morgan Stanley x6879) shall be divided equally between Gary and Terri. The parties shall divide the payment for the capital gains taxes equally.

j. **Property Taxes:** The parties acknowledge and agree that no property taxes have been paid on any of the rental properties for 2026, and further agree that they shall be responsible for their own upcoming

property taxes on their respective properties.

3. **Bank Accounts:**

a. Each party shall be awarded certain accounts as their separate property. Gary shall be awarded his Canyon View Credit Union x7458 account. Terri shall be awarded her Zions x5999 account, the Zions x9340 account and her Zions x0441 account.

b. The Parties shall total the balances of all rental bank accounts, and the total value of all such rental accounts shall be divided equally between the Parties, with each Party receiving fifty percent (50%) of the total value. Each Party shall be awarded and retain the rental accounts associated with the rental properties awarded to that Party, subject to the above-stated accounting and exchange of funds. The rental Accounts shall be valued on a date agreed by the parties, as of a date when each account reflects the receipt of the most recent month's rent and the payment of the most recent month's mortgage payment.

c. The value in the parties' remaining bank accounts shall be divided equally between the parties. This includes funds held in the following bank accounts:

1. Mountain America Credit Union x7262.
2. Zions Bank x9120.

3. Mountain America Credit Union x5137. The amounts held in this account for the benefit of grandchildren shall go to the respective grandchildren.

The parties shall not access funds in these accounts for personal use from the date of the stipulation until their division.

4. **Retirement Accounts:** The retirement accounts shall be divided equally as of the date of this Decree of Divorce along with any gains and losses. Any and all QDRO's shall be prepared by Rori Hendrix and the parties shall divide this cost equally. No funds shall be drawn from any retirement account, nor shall any changes be made to any account until the parties are able to facilitate the division of the accounts pursuant to their agreement.

Retirement

Morgan Stanley (Rollover IRA)	x7496-080	Gary M Stoddard
Mt. America IRA	x2406	Gary
Morgan Stanley (Rollover IRA)	x2499-080	Terri Stoddard
Nationwide IRA	x8265	Terri Stoddard
Mountain America Savings/MM/IRA	x2394	Terri L Stoddard

5. **Investment Accounts:** After the payment of $202,000 is made to Terri from the Morgan Stanely x6879 account (to equalize real estate value), the balance of funds in all investment accounts shall be divided equally between the parties. If The Nationwide Non-Qualified Annuity cannot be divided between Gary and Terri, then Gary shall receive the equalized amount paid from another investment account. No funds shall be drawn from any investment account nor shall any changes be made to any account

until the parties are able to facilitate the division of the accounts pursuant to their Stipulation and Property Settlement Agreement.

Investment

Morgan Stanley	x6879-080	Joint
Morgan Stanley	x1712-080	Joint
Morgan Stanley	x2496-080	Joint
Nationwide Non-Qualified Annuity	x8267	Terri Stoddard

6. **Personal Property (including vehicles):** During the course of the marriage relationship, the parties have acquired personal property. Each party shall be awarded all personal property currently in their possession with the exception of the following:

Property	Awarded to
2006 Nissan Armada	Gary
2018 Toyota RAV 4	Terri
2019 Toyota Tacoma	Gary
Utility trailer	Gary
2013 Lance Trailer	Gary and Terri have sold this trailer and the proceeds have been divided equally

7. Each Party shall be solely responsible for all licensing, registration, debts, liabilities, fees, and expenses associated with any vehicle awarded to that Party. Each Party shall, within seven (7) days of the entry of this Decree, transfer the title and registration of any vehicle awarded to them into their sole name and shall be solely responsible for maintaining all required insurance, licensing, and registration thereafter.

8. Gary and Terri shall be solely responsible for his/her own cellular telephone

bill and any debts or other obligations associated with their telephone line or device through Verizon from the date the Stipulation is signed. Terri shall release Gary's telephone number from her Verizon account within seven (7) days of the entry of this Decree, and each Party shall thereafter be solely responsible for any telephone bills, device payments, debts, or other obligations associated with their respective Verizon accounts or telephone numbers.

9. The personal property located at the Moab residence and the Summerfield Lane residence has already been completed. Gary has received all property located at the Moab residence, including the contents of the garage, except for Terri's mother's dishes and knickknacks, including the metal bird out front, the statue out front, the gecko on the back fence, and the three panels on the back fence, as well as Terri's personal belongings located in Moab. Terri has received all property located at the Summerfield Lane residence, except for Gary's Rhino painting, the boys' drawings, the miscellaneous musical instrument parts and pieces, the baby grand piano, and Gary's personal belongings located in Summerfield. Each party acknowledges receipt of the property awarded to them and agrees that the division of the personal property has been completed and that neither party has any further claim to the other party's personal property described herein

10. Debts: The parties acquired debts during the marriage. Each party shall assume, indemnify, and hold the other harmless from liability on, the following debts:

Debt Description	Obligation of
All debts in the name of Gary	Gary
All debts in the name of Terri	Terri

a. Accumulation of Debt: Neither party shall incur any additional liability on joint credit cards, if any.

b. Other Debts: The parties are aware of no joint debts and each shall pay any and all separate debts in their own names. Should other joint debts be later discovered, it is just and proper that the person responsible for incurring the debt shall be responsible for paying it. Furthermore, the parties shall hold the other harmless in the event of their refusal in payment of any joint obligation.

c. Individual Credit Cards: Each party shall be responsible for their individual credit card(s) in their individual names as outlined above.

11. **Business Interest Eat Strong, LLC dba: Fueled Fresh Kitchen:** The value and division of the parties' 50% ownership interest in Eat Strong, LLC shall be awarded to Terri as her separate property asset. The parties shall execute the Membership Transfer Agreement relating to Gary's interest in the Eat Strong LLC attached as Exhibit "A" to the parties' Stipulation and Property Settlement Agreement, simultaneously with executing the Stipulation and Property Settlement Agreement. Terri shall indemnify and hold Gary harmless from any and all debts, obligations, liabilities (including tax liabilities) associated with Eat Strong LLC and Fueled Fresh Kitchen.

12. **One-Time Payment:** Terri shall make a one-time payment of $5,000 to Gary from her personal funds within ten (10) days of the parties' agreement as part of the global settlement of their divorce.

13. **Stoddard Family Trust:** The Trust shall be nullified and dissolved, and any costs and expenses associated with the termination and dissolution of the Trust shall be shared equally by the Parties, with each Party responsible for fifty percent (50%) of such costs and expenses.

14. **PO Box 67 Use and Transfer:** The post office box currently used to receive rental funds (the "PO Box") shall remain available for use by both Parties for a period of thirty (30) days following the date of execution of the parties' Agreement. During such thirty-day period, each Party shall have reasonable access to and use of the PO Box for the purpose of receiving and processing rental-related funds and correspondence. Upon expiration of the thirty (30) day period, all rights and use of the PO Box shall be awarded exclusively to Terri. Thereafter, Terri shall have sole financial responsibility for and control of the PO Box, and the other Party shall have no further right or entitlement to access or use the PO Box, except as otherwise agreed to in writing by the Parties. Terri shall remove Gary as the responsible party for the PO Box.

15. **2026 Tax Preparation:** For the 2026 tax year, Christy Matthews shall prepare the Parties' respective federal, state, and/or local income tax returns, as applicable. The Parties shall cooperate with Christy Matthews and provide all

information and documentation reasonably necessary for the preparation of such tax returns.

16. **Google Fiber Account:** Terri shall remove Gary's credit card from her monthly Google Fiber account, and she shall be responsible for this obligation.

17. **Alimony:** Neither party shall be awarded alimony.

18. **Mutual Restraining Order:** Both parties shall be mutually restrained from harassing or threatening the other party. Each party shall treat the other with respect and not address the other party with derogatory remarks. The parties shall not enter the residence of the other party without permission from that party. Both parties shall be mutually restrained from sending disparaging or derogatory emails and text messages to the other party's employer, associates, and/or family members. Both parties shall be mutually restrained from allowing third parties to do what they themselves are prohibited from doing under this paragraph and shall have the affirmative duty to use her or his best efforts to prevent third parties from such violations. As used in this paragraph, disparage and derogatory mean to say anything ill of the other whether they believe it to be true or not.

19. **Attorney Fees:** Each party shall pay his/her own attorney fees, expert fees, and costs incurred in this matter.

20. **Identity:** Neither party shall use the other party's likeness, picture, name, identification, or credit of the other party to obtain credit, open an account for any

service, or obtain any other service or for any other purpose or pose as the other party on social media sites.

21. **Surname:** Terri shall be restored to her surname of "Jones" if she so desires.

22. **Full Disclosure:** Each party warrants to the other that there has been a complete accurate and current disclosure of all income, assets, and liabilities. Any deliberate failure to provide complete disclosure may constitute perjury. The property referred to in the parties' agreement and this Decree of Divorce represents all the property which either party has any interest in or right to, whether legal or equitable, owned in full or in part by either party, separately or by the parties jointly.

23. **Legal Representation/Drafting of Agreement:** The parties acknowledged their Stipulation and Property Settlement Agreement is a legally binding agreement and affects his/her legal rights and obligations. Each party acknowledged, prior to executing their Stipulation and Property Settlement Agreement, she/he consulted with (or had the ability to consult with) and review the Stipulation and Settlement Agreement with an attorney of her/his choosing, was not under the influence of any substance that would interfere with her/his decision-making, and was not under duress of any kind. In addition, the parties acknowledged they both actively participated in the negotiation and drafting of their Stipulation and Property Settlement Agreement and this Decree of Divorce, and should any ambiguities exist, the Stipulation and Property Settlement

Agreement and this Decree of Divorce shall be considered fairly and not for or against either of the parties.

24. **Execution of Documents:** Both parties shall sign and fully execute whatever documents are necessary to implement the provisions of their Stipulation and Property Settlement Agreement and this Decree of Divorce. Should a party fail to execute a document within 90 days of the entry of this Decree, the other party may bring an Order to Show Cause at the expense of the disobedient party and seek that the court appoint some other person to execute the document pursuant to Rule 70 of the Utah Rules of Civil Procedure. Any document executed pursuant to Rule 70 has the same effect as if executed by the disobedient party.

25. **Attorney Fees:** If either party is required to bring an action or return to Court in any fashion to enforce the provisions or terms of their agreement as described in the Stipulation and Property Settlement Agreement and this Decree of Divorce, the party determined to have violated the provisions of the Agreement and this Decree of Divorce shall be required to pay all costs and attorney fees incurred in securing enforcement and performance of the provisions of the Stipulation and Property Settlement Agreement and this Decree of Divorce.

SIGNED BY THE COURT
As indicated by the electronic signature and seal atop page 1

APPROVED AS TO FORM AND SUBSTANCE

/s/ Benjamin R. Wall (electronically signed by Dena C. Sarandos, with permission)

Benjamin R. Wall
Attorney for Terri Lynn Stoddard
Date: *October 21, 2026*

CERTIFICATE OF SERVICE

I hereby certify that I am a member of and/or employed by the law firm of BLACKBURN & STOLL, LC, 257 East 200 South, Suite 800, Salt Lake City, Utah 84111. On the 20th day of October, 2026, I caused a true and correct copy of the foregoing **DECREE OF DIVORCE** to be served via Email to the following:

Eric M. Swinyard
Benjamin R. Wall
eric@utahdivorce.com
ben@utahdivorce.com
Attorneys for Terri Lynn Stoddard

/s/ Tisha Wilson
Tisha Wilson