The Order of the Court is stated below:
Dated: October 26, 2026 02:51:43 PM **/s/** AMBER M. METTLER
District Court Judge

Nick Nielsen (15902)
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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: ALEX HUBER, Petitioner, and ALEXANDRA THURMAN, Respondent.	**DECREE OF DIVORCE** Case No.: 264905422 Judge: Hon. Amber Mettler Commissioner: Russell Minas

The Court, having found and entered its Findings of Fact and Conclusions of Law, and being otherwise fully advised, it is hereby **ORDERED, ADJUDGED AND DECREED**:

Petitioner is granted a divorce from the Respondent on the grounds that certain irreconcilable differences have arisen between the parties making the continuation of this marriage an impossibility.

1. Grounds and Jurisdiction. Petitioner and Respondent are adult residents of the State of Utah and have been residents of Utah for more than three (3) months immediately preceding the filing of this action.

2. This Court has jurisdiction over the subject matter and over the parties pursuant to Utah Code Ann. § 81-4-402. Venue is proper in Salt Lake County, State of Utah.

3. The parties are husband and wife, having been married on or about October 24, 2025, in Wasatch County, State of Utah.

4. Irreconcilable differences have arisen between the parties making the continuation of the marriage impossible.

5. Neither party is on active duty in the military.

6. **Minor Children**. The parties do not have any children together, do not have any minor children together, are not expecting a child, and do not have any incapacitated adult children together for whom support is sought. No orders regarding child custody, parent-time, or child support are necessary.

7. Neither Petitioner nor Respondent is or has been receiving public assistance as defined in Utah Code § 62A-11-303(3) and hence the State of Utah, Department of Social Services Office of Recovery Services need not be joined in this action.

8. Neither Petitioner nor Respondent is under any court-ordered obligation for the support of any other person.

9. During the course of the marriage, the parties have acquired interests in real and personal property and incurred certain debts.

10. As a consequence of the foregoing, and in an effort to resolve all issues concomitant to their divorce, the parties have entered into a binding Verified Stipulated Petition for Divorce (the "Stipulated Petition"), which constitutes a full and final settlement of all issues relating to their

property and debts. The terms of the Stipulated Petition shall be incorporated into and made a part of the Decree of Divorce.

11. Breach of Agreement. In the event either party defaults in his or her obligations under the Parties' Stipulated Petition, the party that the court finds to be in contempt shall be liable to the other party for all reasonable expenses, including attorney fees and court costs incurred in the enforcement of the obligations created by the Parties' Stipulated Petition.

12. Final Agreement. The Parties' Stipulated Petition is a complete settlement of all rights either party may have in the other's property, whether presently existing or hereafter acquired.

13. Choice of Law/Severability. The Parties' Stipulated Petition and all rights and obligations of the parties thereunder shall be construed according to the laws of the State of Utah without regard to conflicts of law. If any term, paragraph, or provision of the Parties' Stipulated Petition is held invalid or unenforceable for any reason, the remainder of the Stipulated Petition shall continue in full force and effect.

14. Divorce Decree. This Decree of Divorce is final upon entry, severing the bonds of matrimony existing between the parties upon the grounds of irreconcilable differences subject to the terms set forth in the Parties' Stipulated Petition, which are incorporated herein.

Real Property

15. Murray Property. The real property located at 5334 Allendale Drive, Murray, Utah 84123 (the "Murray Property") is jointly titled to the parties. The Murray Property shall be governed by the following terms:

a. Buyout. Alex Huber shall retain the Murray Property as his sole and separate property. Alex Huber shall buy out Alexandra Thurman's interest in

the Murray Property for the total sum of Twenty-Five Thousand Seven Hundred Seventy-Five Dollars ($25,775.00) (the “Buyout Payment”).

b. Simultaneous Payment and Transfer. The Buyout Payment and the transfer of title shall occur simultaneously. Concurrently with her receipt of the Buyout Payment, Alexandra Thurman shall execute and deliver a quitclaim deed, and any other instruments reasonably required, conveying to Alex Huber all of her right, title, and interest in the Murray Property and removing her from title to the Murray Property. The date on which such payment and transfer are completed shall be the “Buyout Date.”

c. Post-Buyout Obligations. Upon completion of the buyout, Alex Huber shall assume sole responsibility for all costs and obligations related to the Murray Property, including without limitation the mortgage, property taxes, insurance, HOA dues, utilities, maintenance, repairs, and any other property-related expenses.

d. Refinance Deadline. Alex Huber shall refinance the existing mortgage on the Murray Property solely into his own name, releasing Alexandra Thurman from any and all obligation thereon, no later than five (5) years after the Buyout Date, unless otherwise mutually agreed by the parties in writing.

e. Removal of Personal Property. All items located at the Murray Property that do not belong to Alex Huber shall be removed from the Murray Property no later than the Buyout Date.

f. Post-Buyout Mortgage Default. In the event Alexandra Thurman remains obligated on the existing mortgage following the buyout, Alex Huber shall be solely responsible for all mortgage payments and all other costs and obligations described in subparagraph (c) above from and after the Buyout Date. Failure by Alex Huber to make two (2) consecutive scheduled monthly mortgage payments, or to miss a total of three (3) scheduled monthly mortgage payments (whether or not consecutive), shall automatically trigger a forced sale of the Murray Property under the procedures set forth in subparagraph (g) below, unless otherwise mutually agreed by the parties in writing. Alexandra Thurman shall be made whole for any mortgage payments, late fees, penalties, or credit-related damages resulting from Alex Huber's default, reimbursed from the net sale proceeds at closing before any distribution to Alex Huber.

g. Forced Sale Procedures. In the event of a forced sale under subparagraph (f) above, the Murray Property shall be listed for sale within forty-five (45) days of the missed mortgage payment triggering the forced sale. The initial listing price shall be mutually agreed upon by the parties in writing, taking into account the pricing recommendation of the listing agent, so that the Murray Property is not listed at a price that unreasonably delays its sale. If the Murray Property is not under contract within fourteen (14) days of listing, the listing price shall be reduced by $5,000.00 every fourteen (14) days until sold, unless otherwise agreed in writing; provided, however, that once the listing

price reaches $520,000.00, further reductions shall not occur automatically, and the parties shall instead mutually agree in writing upon the next steps and the amount of each further price reduction, which may reduce the listing price below $520,000.00 as necessary to sell the Murray Property. The sale shall be conducted by a mutually agreed upon third-party agent; if no agreement can be reached, the parties shall use the agent recommended by counsel of record or the original sales agent, Donna Crawley. Alex Huber shall provide reasonable access for showings and shall present the Murray Property in a neat and tidy condition. After payment of all costs of sale and all amounts owed to Alexandra Thurman under subparagraph (f) above, any remaining net proceeds shall be distributed to Alex Huber. If the sale results in a loss, or if the sale proceeds are insufficient to pay in full the costs of sale, the mortgage payoff, and all amounts owed to Alexandra Thurman under subparagraph (f) above, any such loss or deficiency shall be the sole responsibility of Alex Huber, and Alexandra Thurman shall not bear any portion of any loss arising from the sale.

h. Refinance Option. Notwithstanding subparagraphs (f) and (g) above, Alex Huber may avoid a forced sale of the Murray Property by refinancing the existing mortgage. To exercise this option, Alex Huber shall provide written notice to Alexandra Thurman within fourteen (14) days of the missed mortgage payment triggering the forced sale under subparagraph (f) above, and shall, within forty-five (45) days of such notice: (1) complete a refinance

of the mortgage solely in his own name, releasing Alexandra Thurman from any and all obligation on the existing mortgage; and (2) pay to Alexandra Thurman all amounts owed to her under subparagraph (f) above. If timely written notice is given, the listing requirement in subparagraph (g) above shall be suspended pending completion of the refinance. Upon timely completion of the refinance and payment, the forced sale requirement shall terminate and Alex Huber shall retain the Murray Property. If Alex Huber fails to timely complete the refinance and payment, the Murray Property shall be listed for sale within fourteen (14) days thereafter and the forced sale shall proceed as set forth in subparagraph (g) above.

16. Englewood Property. The real property located at 3386 W Monmouth Ave, Englewood, Colorado 80110 (the "Englewood Property") was acquired by Alex Huber prior to the marriage and constitutes his sole and separate property. Alex Huber shall retain all right, title, interest, equity, and debt in the Englewood Property, free and clear of any claim by Alexandra Thurman. Alexandra Thurman waives any and all right, title, or interest she may have in the Englewood Property.

Vehicles, Personal Property, and Financial Accounts

17. Vehicles. Each party shall retain sole ownership of any vehicle currently titled in his or her individual name, including all associated debt, free and clear of any claim by the other party.

18. Financial Accounts, Retirement Accounts, and Earnings. Each party shall retain, as his or her sole and separate property, all bank accounts, retirement accounts, investment accounts, financial accounts, cash, and funds currently held in his or her individual name.

19. Each party waives any claim to the pension, profit-sharing, 401(k), IRA, or other retirement benefits of the other party, whether earned before or during the marriage. No Qualified Domestic Relations Order (QDRO) shall be required or entered.

20. Each party shall retain all income, earnings, revenue, commissions, and other compensation received on or after June 1, 2026, regardless of when such income was earned. Each party waives any claim to the other party's financial accounts and earnings received on or after that date.

21. **Personal Property**. All furniture, furnishings, household items, wedding gifts, and other personal property of the parties have already been divided by mutual agreement, and no disputes exist regarding the division of personal property. Each party shall retain the personal property currently in his or her possession. Alexandra Thurman has removed her personal property from the Murray Property, except for certain items remaining in one closet, which she shall retrieve no later than the Buyout Date.

22. **Rings and Gifts**. Each party shall return any wedding or engagement ring received from the other party. Upon return, each ring shall be the sole property of the original purchaser.

23. All gifts exchanged between the parties shall remain the sole property of the receiving party.

Debts

24. **Debts and Liabilities**. Each party shall be solely responsible for all debts and liabilities incurred in his or her individual name, whether before, during, or after the marriage, including without limitation credit cards, student loans, and personal loans. Each party shall indemnify and hold the other party harmless from any such separate debts.

Health Insurance

25. Health Insurance. Both parties shall remain on the current health insurance policy, if permitted by the policy provider, until such time as coverage is no longer allowed or is terminated by the provider. The party receiving coverage who is not the primary policyholder shall reimburse the policyholder for his or her pro-rata share of any associated premium costs. Upon termination of eligibility, each party shall be solely responsible for obtaining and maintaining his or her own health insurance coverage, and neither party shall thereafter have any obligation to provide coverage for the other.

Taxes

26. Taxes. Each party shall be responsible for his or her own individual tax obligations. Any tax implications relating to the Murray Property from and after the Buyout Date shall be the sole responsibility of Alex Huber.

Alimony

27. Alimony and Spousal Support. Each party expressly waives, releases, and relinquishes any right to alimony and/or spousal support from the other party, both now and in the future. Neither party is awarded alimony or spousal support.

Release

28. General Release. Except as expressly provided in the Parties' Stipulated Petition, each party waives any and all claims against the other, whether known or unknown, arising out of or related to the marriage.

Miscellaneous

29. 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 kind of service, or obtain any other service.

30. Execution of Documents. Both parties shall sign and fully execute whatever documents are necessary to implement the provisions of this Divorce Decree, including without limitation the quitclaim deed and any other instruments reasonably required in connection with the Murray Property buyout. With regard to the change of any titles, the party not awarded the asset shall execute the necessary documents to change title within thirty (30) days of entry of this Divorce Decree unless a longer or shorter time period is specified herein or the parties agree otherwise in writing.

31. Attorney Fees and Filing Costs. Alex Huber shall be solely responsible for all attorney fees, court filing fees, and other costs associated with the preparation and filing of this divorce. Except as otherwise provided herein, each party shall be liable for any other attorney fees he or she has incurred, without contribution from the other party.

32. Tax Advice. The parties acknowledge that there may be certain tax consequences pertaining to their Stipulated Petition, that counsel of record has not furnished any tax advice with respect to the Parties' Stipulated Petition, and that each party has been advised to obtain independent tax advice from qualified tax accountants or tax counsel prior to signing the Stipulated Petition and has had the opportunity to do so.

33. Modification and Waiver. No modification or waiver of any of the terms of the Parties' Stipulated Petition shall be valid unless in writing and signed by the parties to this action and

subsequently approved by the Court. No waiver of any breach or default hereunder shall be deemed a waiver of any subsequent breach or default of the same or similar nature.

34. Final Agreement of the Parties. The Parties' Stipulated Petition is entire and complete and embodies all understanding and agreements between the parties. No prior or contemporaneous oral or written agreements or matters outside of the Parties' Stipulated Petition shall have any force or effect. The parties are aware that they have a right to proceed to trial in this matter to present all of their evidence and witnesses but waive this right. This Divorce Decree incorporates the terms of the Parties' Stipulated Petition.

35. Voluntary Agreement; Consultation with Counsel. Each party has read the Stipulated Petition, entered into it freely and voluntarily, without duress, coercion, or undue influence, and believes its terms to be fair and equitable. Each party has had the opportunity to consult with independent legal counsel regarding the meaning and effect of each provision of the Parties' Stipulated Petition, and each party voluntarily and knowingly entered into the Stipulated Petition with full understanding of its legal consequences under Utah law.

****APPROPRIATE COURT SIGNATURE ARE FOUND AT TOP OF PAGE***

PREPARED BY:

/s/ *Nick Nielsen*

Nick Nielsen

Attorney for Alex Huber

APPROVED AS TO FORM:

/s/ *Alexandra Thurman*
Alexandra Thurman
E-signed by Nick Nielsen
w/consent from Alexandra Thurman

Respondent

URCP RULE 7 NOTICE

Pursuant to Utah Rule of Civil Procedure 7(j), objections to the proposed order shall be filed within 7 days after service. The party preparing the order shall file the proposed order upon being served with an objection or upon expiration of the time to object.