The Order of the Court is stated below:
Dated: November 03, 2026 02:04:59 PM **/s/** RICHARD PEHRSON District Court Judge

Brady T. Gibbs (#11049)
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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: TODD NIELSON, JR., Petitioner, and CIARA ROSE NIELSON, Respondent.	**DECREE OF DIVORCE** Case No. 264905123 Judge Richard Pehrson

This matter came before the Court without hearing pursuant to Utah Code Ann. § 81-4-402, et seq. The parties previously entered into a Stipulation and Settlement Agreement wherein they agreed to the entry of a divorce decree, consistent with the terms of their Stipulation. The Court, having received and approved the Stipulation, having previously entered its Findings of Fact and Conclusions of Law, being familiar with its own file and for good cause otherwise appearing, hereby ORDERS, ADJUDGES and DECREES as follows:

Divorce

1. The parties are hereby awarded a divorce from each other on the grounds of irreconcilable differences, to become effective immediately upon the entry of this Order.

Real Property

2. Petitioner is awarded the home and real property located at 177 W Barry Links Way, Salt Lake City, UT 84115 (the "**Marital Home**"), subject to paying all future costs and obligations associated therewith, including but not limited to the first and second mortgage, utilities, HOA fees, maintenance and other expenses, holding Respondent harmless for any such costs and expenses.

3. Respondent shall vacate the Marital Home by no later than October 10, 2026 and provide any keys and remotes she may have to access the Marital Home to Petitioner at the time she moves out.

4. Petitioner shall be responsible to refinance the mortgage(s) out of Respondent's name as soon as reasonably practicable, but in any event, not later than six (6) months after the entry of the final Decree of Divorce.

5. Respondent shall cooperate in all respects with Petitioner to execute any necessary documents to transfer ownership of Marital Home to Petitioner, including but not limited to a quitclaim deed.

6. Respondent shall pay the HOA fees for October 2026 and the automobile insurance premium through November 18, 2026 policy expiration date. Petitioner shall be responsible to pay the utilities on the Marital Home.

Alimony

7. Neither party is awarded any alimony from the other through this action.

Checking/Savings/Trading Accounts

8. Petitioner is awarded the Wells Fargo account ending in 2817 and Respondent is awarded the account in her name at Jordan Credit Union. The parties do not have any joint bank accounts to divide in this action.

9. Any cash funds in the possession of either party as of the date hereof are awarded to the party in possession thereof.

Retirement Accounts

10. Petitioner is awarded all retirement accounts, benefits and assets appearing in his name as his sole and separate property and Respondent is awarded all retirement accounts, benefits and assets appearing her name as her sole and separate property.

Business Interests

11. The parties did not acquire any business interests to divide in this matter.

Vehicles/Toys

12. Petitioner is awarded the Honda Pilot and Respondent is awarded the Nissan Rogue and the motorcycle with each party subject to paying all debts and obligations associated with either vehicle, holding the other party harmless therefrom.

Personal Property

13. The parties are each awarded their personal items, together with any items they each owned prior to the marriage or otherwise received by inheritance through their respective family lines during the marriage.

14. During the marriage, the parties acquired various marital items of personal property such as furniture, electronics, household goods, recreational equipment, artwork and

jewelry which shall be divided equitably as the parties may agree. In the event they cannot agree on a division of these items, the parties shall attend mediation prior to bringing the matter before the court. The costs of the mediator in such event shall be equally shared by the parties.

Debts

15. There are no joint debts not otherwise addressed elsewhere herein. If any joint debts are later discovered, the party who incurred such debt shall be responsible to pay it. Further, each party shall be responsible for any debts appearing in their respective names, including but not limited to credit cards, revolving debt or personal obligations to any third-parties, holding the other party harmless therefrom.

16. The parties shall cooperate in ensuring that any joint mobile telephone plan(s) or joint subscriptions and memberships are cancelled.

Taxes

17. The parties shall file separate tax returns for the 2026 tax year with any mortgage interest deductions being claimed by Petitioner. Respondent will claim any student loan interest deductions for the student loans in her name. Each party shall be individually responsible for any tax underpayments and shall also benefit individually for any refunds.

Miscellaneous

18. Petitioner's former name of Ciara Anderson is restored to her if she so chooses.

19. The parties shall each pay their own attorneys' fees and costs incurred in this matter.

20. The parties shall timely cooperate in executing and delivering to the other, any necessary documents to transfer the title and ownership of the property pursuant to the terms of this Order.

21. Any and all property and money received or retained by either party pursuant to the divorce shall be deemed the separate property of such party free and clear of any right, interest or claim of the other party, including the right to inherit or to be named as a beneficiary except as specifically awarded therein, and each party shall have the right hereafter to use and enjoy, independently of any claim or right of the other party, all items of real or personal property awarded to them.

END OF ORDER
Entered by the Court on the date indicated by the Court's Seal at the top of the first page

CERTIFICATE OF SERVICE

I hereby certify pursuant to Rule 5(b)(1)(a)(i), that on the 2nd day of November, 2026, I caused a true and correct copy(s) of the foregoing **Decree of Divorce** to be delivered via the Utah State Bar GreenFiling electronic filing system and/or email to the following:

Ciara R. Nielson
Ciaraallison2@gmail.com

/s/ Brady T. Gibbs