The Order of the Court is stated below:
Dated: November 04, 2026 04:03:55 PM **/s/** STEPHEN L. NELSON
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: KIRSTEN G. OLIVER, Petitioner, and ANTHONY J. OLIVER, Respondent.	**DECREE OF DIVORCE** Case Number: 264905398 Judge: Stephen Nelson Commissioner: Kim Luhn

The Court, having entered its Findings of Fact and Conclusions of Law, now hereby ORDERS, ADJUDGES, and DECREES as follows:

1. **JURISDICTION**: The parties are bona fide residents of Salt Lake County, State of Utah, and have been for at least three months immediately prior to the filing of this action.

2. **MARRIAGE STATISTICS**: The parties were married on February 24, 1996, and are presently married.

3. **GROUNDS**: Pursuant to Utah Code § 81-4-405, a Decree of Divorce should be issued upon the grounds of irreconcilable differences.

4. **REAL PROPERTY**: Prior to the marriage, Anthony acquired real property via inheritance located at 1175 E Harvard Ave., Salt Lake City, UT 84105, ("Home"). The parties have agreed to sell the Home. Anthony will provide at least three names of proposed real estate agents and Kirsten will select one to use from that list. The parties will work with the selected realtor on the timing of the sale of the house and the realtor's recommendations on how to prepare the house for such sale. The parties will abide by the recommendations of the real estate agent in order to maximize the sale value of the home. Upon the sale of the home, all costs and expenses related to the listing, sale, and closing of the home will be covered by the sale proceeds. Anthony will receive $200,000 for his premarital equity in the home. The remaining net proceeds will be equally split between the parties. The capital gains tax from the sale of the marital home shall be shared in proportion to the parties' respective equity.

5. The property tax due in November of 2026 for the marital home shall be shared in proportion to the parties' respective equity.

6. Anthony is currently receiving the benefit of living in the Home. Until Anthony moves out of the Home, Anthony shall pay to Kirsten the sum of $1,200 per month so both parties receive a benefit from the Home. Any yard or building maintenance requiring professional assistance and costs (examples: tree cutting, major repairs) shall be shared in proportion to the parties' respective equity. Said costs may be covered by one party at time of occurrence and reimbursed at time of home sale through proceeds received.

7. **PERSONAL PROPERTY**: Each party should be awarded their personal belongings.

a. Kirsten shall be awarded the following items as her personal property; however, this list is not exhaustive, and Kirsten does not waive her right to personal property not listed below:

i. Marimbas
ii. Wooden Bobcat
iii. Church pew
iv. Picture over the piano
v. Yoga blankets and bolsters
vi. Gnomes in the yard
vii. Drums

b. Anthony shall be awarded the following items as his personal property; however, this list is not exhaustive, and Anthony does not waive his right to personal property not listed below:

i. Yin-yang table
ii. Zebramation
iii. Bedframe and headboard
iv. Paul Heath pub table and stools
v. Cedar chest
vi. Weight bench, bench weights, medicine balls, and weight blocks

8. Any personal property acquired prior to the marriage or after the date of separation should be awarded as separate property to the party who acquired it.

9. The parties will collaborate to arrange dates for Kirsten to come to the home and retrieve the above-listed property from the Home. Kirsten is not required to pick up her personal property from the Home until the parties have worked with the real estate agent and have a plan in place regarding preparation of the Home for sale. The parties shall cooperate and work together in good faith to agree on a date that all personal property will be removed from the Home.

10. *Family Photos*—Anthony will upload copies of all of the family's photos that he can access onto a hard and provide the hard drive to Kirsten. The parties will split the cost of this hard drive. The parties will collaborate to make copies of all of the physical copy only photos in either party's possession.

11. *Bank & Other Financial Accounts*—Based on the equalization spreadsheet attached as Exhibit A to this Stipulation and the estimated amounts therein, the parties will each be awarded the following financial accounts free and clear of any claim by the other party:

a. Kirsten is awarded:

i. Canyon View Credit Union Acct #7850 ($12,000 of which is her separate, non-marital property, and not subject to marital division);
ii. Canyon View Credit Union Acct #3724;
iii. Canyon View Credit Union Acct #2932.

b. Anthony is awarded:

i. Chase Bank Acct #5800;
ii. Mountain America Credit Union Acct #1953 ($51,000 of which is his separate, non-marital property, and not subject to marital division).

c. In order to equalize the division of the marital estate, Anthony will pay Kirsten the sum of $22,024.79 within 30 days of the entry of the Decree of Divorce.

12. *Retirement & Investment Accounts*—The parties will each be awarded the following retirement and investment accounts free and clear of any claim by the other party:

a. Kirsten is awarded:

i. Savings Plan Dept Acct #4743;
ii. NEA Valuebuilder Plan Acct #5108;
iii. Marisco Investments Acct #4200;
iv. Fidelity Acct #8950;
v. URS Pension #8219;

vi. Comcast Fidelity Acct #8024, Anthony will effectuate the transfer of this retirement account to Kirsten within 30 days of the entry of the Decree of Divorce.

b. Anthony is awarded:

i. Fidelity Acct #4563;
ii. Fidelity Acct #0781;
iii. Fidelity Acct #3004;
iv. Empower Acct #8109.

13. *Vehicles*—The parties own the following vehicles, a 2013 Toyota Prius, which should be awarded to Kirsten, free and clear of any claim by Anthony and subject to any loan or financial obligation associated with the vehicle. Anthony shall transfer title to Kirsten within seven (7) days of the signing of this Stipulation. The parties own a 2015 Mazda CX-5, which should be awarded to Anthony, free and clear of any claim by Kirsten and subject to any loan or financial obligation associated with the vehicle. Anthony shall pay Kirsten $2,000 to equalize the value of the vehicles. The parties shall cooperate to effectuate the payout and the transfer of titles and any insurance changes within 30 days of the signing of the agreement.

14. *Businesses*—

a. The parties have an interest in a Purchase Money Note ("the Love Note") from Love Communications Holdings Inc. ("Love Communications") dated December 1, 2021, in the principal amount of Four Hundred and Ninety-Six Thousand Dollars ($496,000.00), with a current outstanding balance due to parties as of October 1, 2026, of $314,661.66.

i. Anthony shall assign half of the purchase money note to Kirsten such that both Anthony and Kirsten are co-holders of the Love Note.

i. Anthony shall obtain consent from Love Communications for this assignment, as required under section 14 of the Love Note, and instruct Love Communications to make equal payments to the parties of all payments due under the Love Note, including the interest, which is due semiannually on June and December of each year, in addition to the Adjusted Note Amount due on the Credit Termination Date, or earlier, pursuant to the Love Note.

ii. If Love Communications makes payments under the Love Note only to Anthony, he will provide Kirsten's share within 7 days of receiving the payment.

iii. Each party shall be responsible for any taxes due on their portion of received interest and/or principal payments.

b. The parties have an interest in an Unsecured Promissory Note ("Buzzed Note") from Buzzed Coffee Inc. ("Buzzed"), dated January 5, 2025, in the principal amount of One Hundred Eighty Thousand Dollars ($180,000.00).

i. Anthony shall assign half of the promissory note to Kirsten such that both Anthony and Kirsten are co-holders of the Buzzed Note.

ii. Anthony shall obtain written consent from Buzzed of this assignment to Kirsten, pursuant to paragraph 12 of the Buzz Note, and instruct Buzz to make equal payments to both parties of all monthly payments due under the Buzzed Note, in addition to making equal payments to both parties of all amounts which are unpaid under the Note on the Maturity Date.

iii. If Buzzed makes payments under the Buzzed Note only to Anthony, he will provide Kirsten's share within 7 days of receiving the payment.

iv. Each party shall be responsible for any taxes due on their portion of received interest and/or principal payments.

15. **DEBTS**: The parties have no marital debts to divide in this action.

16. The parties should each be responsible for any debts incurred individually in his or her name, in secret, or incurred by a party since the date of separation.

17. Anthony should indemnify and hold Kirsten harmless on all debts and obligations that Anthony is ordered to pay, and Kirsten should indemnify and hold Anthony harmless on all debts and obligations Kirsten is ordered to pay.

18. **ALIMONY**: Pursuant to Utah Code Ann. §§ 81-4-501 through 505, and Utah case law, and based on other factors and considerations, neither party should be awarded alimony and any claim for alimony is forever waived.

19. **MUTUAL RESTRAINING ORDER**: The following mutual restraints shall apply:

a. The parties shall be mutually restrained from abusing, threatening, stalking, bothering, harassing, annoying or harming the other party or the other party's family, by any means, including electronically.

b. The parties shall not use the other party's name, likeness, image, or identification to get credit, open an account for service, or obtain a service.

c. The parties should be mutually restrained from entering the residence of the other party without express written permission from that party.

20. **ATTORNEY FEES**: Each party shall pay his or her own attorneys' fees and costs.

21. The parties shall sign and fully execute whatever documents are necessary for the implementation of the provisions of the final order in this action. Shall a Party fail to execute a document of the final order, the other Party shall be permitted to bring a URCP Rule 70 Motion or Motion to Enforce 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 shall have the same effect as if executed by the disobedient Party.

22. Prior to filing any non-emergency relief in the Court, the parties shall make a good-faith effort to seek to resolve their dispute(s) through mediation with a mutually agreed upon mediator. Each party shall pay one-half of the fees for mediation. Each party shall be responsible for his or her own attorney fees and costs incurred for the mediation. If the parties cannot successfully resolve their disputes at mediation and the Court finds that either party has used or frustrated the mediation process without good reason, the Court may award reasonable attorney's fees, mediator's fees and financial sanctions to the prevailing party. The District Court retains the right of review from the dispute resolution process.

****THIS DOCUMENT CONSTITUTES A BINDING ORDER OF THE COURT WHEN IT BEARS THE JUDGE'S SEAL AT THE TOP OF THE FIRST PAGE****