The Order of the Court is stated below:
Dated: November 09, 2026 09:54:27 PM **/s/** RICHARD PEHRSON
District Court Judge

Russell B. Weekes (USB 10214)
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IN THE THIRD JUDICIAL DISTRICT COURT-SALT LAKE DEPARTMENT Matheson Courthouse 450 South State St, P.O. Box 1860, Salt Lake City, Utah 84114-1860	
IN THE MATTER OF THE MARRIAGE OF: VAN MINH NGUYEN and VIVIAN TRAN	**DECREE OF DIVORCE** Case No. 264905104 Honorable Judge Richard Pehrson

The Court, having reviewed the file, and having entered its Findings of Fact and Conclusions of Law, now enters the following Decree of Divorce. Accordingly, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that:

MARRIAGE AND GROUNDS FOR DIVORCE

1. 1. Husband and Wife were married on January 3, 2023 in South Salt Lake, Utah, and are currently married.

2. 2. Divorce should be granted due on the grounds of irreconcilable differences of the marriage.

Assets and Liabilities

A. **A. Debts**

a. 3. The parties do not have any joint debts to divide.

A. **B. Vehicles**

a. 4. During the course of the marriage the parties acquired vehicles.

The parties shall be awarded the following vehicles and be solely responsible for any associated financial obligation therefor:

Year	Model	VIN	Awarded To
2023	Tesla Y Long Range	7SAYGDEE7PA139550	Husband
2012	Hyundai Sonata	KMHEC4A4XCA041817	Wife
2011	Hyundai Santafe	5XYZK4AG9BG054317	Husband

A. **C. Real Estate**

a. 5. During the course of the marriage the parties acquired real property:

b. a. The real property located at 1639 NE 45th Place, Gainesville, Florida 32609 (the "Marital Home"), including all improvements, fixtures, and appurtenances thereto, should be awarded to Husband, as their sole and separate property. Wife should have no further interest in Marital Home. Within thirty (30) days of entry of the decree of divorce, Wife shall execute a quitclaim deed or other necessary documents to transfer all of their right, title and

interest in Marital Home to Husband. Husband shall be solely responsible for all obligations associated with the property, including any existing or future mortgage, deed of trust, home equity loan, taxes, insurance, assessment, maintenance, and repair costs. Husband shall timely make all payments when due and shall indemnify, defend, and hold the other party harmless from any liability, loss, claim, attorney fees, costs, or damages arising from or related to such obligations.

c. b. The real property located at 971W 1700 S 113, Salt Lake City, Utah 84104 (the "Condo "), including all improvements, fixtures, and appurtenances thereto, should be awarded to Wife, as their sole and separate property. Husband should have no further interest in Condo . Within thirty (30) days of entry of the decree of divorce, Husband shall execute a quitclaim deed or other necessary documents to transfer all of their right, title and interest in Condo to Wife. Wife shall be solely responsible for all obligations associated with the property, including any existing or future mortgage, deed of trust, home equity loan, taxes, insurance, assessment, maintenance, and repair costs. Wife shall timely make all payments when due and shall indemnify, defend, and hold the other party harmless from any liability, loss, claim, attorney fees, costs, or damages arising from or related to such obligations.

A. **D. Personal Property**

a. 6. Each party is awarded all personal property currently in their possession.

b. 7. The parties should make available to each other for copying (the expense of which should be equitably divided), all family pictures, videos, and other family memorabilia in his/her respective possession, the originals copies of which should be promptly returned to the party presently in possession thereof.

A. **E. Deposit Accounts**

a. 8. The parties have the following deposit accounts, which shall be divided as follows:

Institution	Balance	Award To
Charles Schwab Bank	$80,958.90	Husband
Chase Bank	$6,188.95	Wife
Chase savings account	$4,551.94	Wife

A. **F. Retirement Accounts**

a. 9. The parties have one or more retirement accounts, which shall be divided according to the following terms and conditions:

b. a. The 457(b) retirement account owned by Husband ("Participant") held with Voya Financial, with account number ending in 0222, with an approximate value of $30,064.06 as of September 4, 2026 (the "Voya Financial Account"). The Account is awarded to the Participant as his/her sole and separate property. Wife is divested of all right, title, and interest in the Account and shall execute any

documents reasonably necessary to confirm this award. To the extent the Account is subject to the Employee Retirement Income Security Act of 1974 (ERISA) or otherwise requires a Qualified Domestic Relations Order ("QDRO") to effectuate the division set forth above, the Court reserves continuing jurisdiction to enter a QDRO or other order acceptable to the plan administrator. To the extent the Account is an individual retirement account not subject to ERISA, the division set forth above shall be effectuated as a tax-free transfer incident to divorce pursuant to 26 U.S.C. § 408(d)(6), and the parties shall cooperate in executing any transfer paperwork required by the custodian. Each party shall bear their own costs of preparing any such order or transfer documentation, unless otherwise ordered by the Court.

c. b. The 401(a) FRS retirement account owned by Husband (“Participant”) held with Alight Investment, with account number ending in 3001, with an approximate value of $22,085.72 as of September 24, 2026 (the "Alight Investment Account"). The Account is awarded to the Participant as his/her sole and separate property. Wife is divested of all right, title, and interest in the Account and shall execute any documents reasonably necessary to confirm this award. To the extent the Account is subject to the Employee Retirement Income Security Act of 1974 (ERISA) or otherwise requires a Qualified Domestic Relations Order ("QDRO") to effectuate the division set forth above, the Court reserves continuing jurisdiction to enter a QDRO or other order acceptable to the plan administrator. To the extent the

Account is an individual retirement account not subject to ERISA, the division set forth above shall be effectuated as a tax-free transfer incident to divorce pursuant to 26 U.S.C. § 408(d)(6), and the parties shall cooperate in executing any transfer paperwork required by the custodian. Each party shall bear their own costs of preparing any such order or transfer documentation, unless otherwise ordered by the Court.

d. 10. The parties hereby waive any and all retirement claims now and in the future for any account or accounts not specifically identified in the divorce decree.

A. **G. Business Interests**

a. 11. The parties do not have any business interest to divide.

A. **H. Investment Accounts**

a. 12. The parties have the following investment accounts, which should be divided as follows:

Institution	Last 4 Account no.	Balance	Awarded
Fidelity Investments	6390	$2,178.81	Husband

A. **I. Other Assets**

a. 13. The parties have the following other assets, which should be divided as follows:

Description of Property	Value	Awarded
Chard Snyder HSA account ending in 1986	$12,614.82	Husband

A. **J. Alimony**

a. 14. The parties are both capable of meeting their financial needs independently, so no alimony shall be paid by either party, and each Party waives any right to seek spousal support from the other now or in the future. This provision is final and non-modifiable by either Party.

MISCELLANEOUS

A. **K. Maiden Name**

a. 15. No maiden name change is requested.

A. **L. Attorney's Fees**

a. 16. Each Party shall bear their own costs, expenses, and attorney fees incurred in connection with this divorce action. Neither Party shall seek or be awarded reimbursement or contribution from the other for any costs, expenses, or attorney fees related to this matter.

b. 17. If either party files for bankruptcy after the final Decree is entered, it should constitute a material and substantial change in circumstances for any subsequent Petition to Modify regarding any financial issue herein.

c. 18. The Court should grant such other and further relief as it may deem just and appropriate in this matter.

d. 19. Both parties should be ordered to sign and fully execute whatever documents are necessary for the implementation of the provisions of this divorce decree. Should a party fail to execute a document within 60 days of the entry of this divorce decree, the other party may bring a Motion to Enforce and Request for Sanctions 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.

Decree of Divorce

Pursuant to Utah Code Annotated 30-3-7, the Petitioner and Respondent are hereby granted a mutual Decree of Divorce and the bonds of matrimony heretofore existing between the parties are hereby dissolved, and the parties are hereby made free from all obligations by reason thereof. The divorce shall be final upon entry.

******* THE DECREE OF DIVORCE SHALL BECOME EFFECTIVE UPON THE COURT'S ELECTRONIC SIGNATURE AND ENTRY AS NOTED AT THE TOP OF THE FIRST PAGE. *******

APPROVED AS TO FORM

/s/ Vivian Tran
Vivian Tran (e-signed with permission)