The Order of the Court is stated below:
Dated: November 10, 2026 10:50:51 AM **/s/** LAURA SCOTT District Court Judge

WADE TAYLOR (10144)
LAW OFFICES OF WADE TAYLOR
34 SOUTH 500 EAST #105
SALT LAKE CITY, UT 84102
TELEPHONE (801) 538-0066
EMAIL: wadetayloresq@gmail.com

Attorney - Mediator
Filing on behalf of both parties as a Third-Party Neutral,
pursuant to Rule 2.4 of the Utah Rules of Professional Conduct

IN THE THIRD JUDICIAL DISTRICT COURT, SALT LAKE CITY DEPARTMENT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

In the matter of the marriage of AUBREE GARDNER, Petitioner, and RYAN GARDNER, Respondent.	**DECREE OF DIVORCE** Case No. 264905257 Judge: Laura Scott Commissioner: Michelle Blomquist

The Petitioner, AUBREE GARDNER, and the Respondent, RYAN GARDNER, have entered into a written Stipulation resolving all outstanding divorce issues, which has been filed with the court. The Court has received and accepted the parties' Agreement, reviewed the file, and being otherwise duly advised, having previously signed and entered its Findings of Fact and Conclusions of Law:

IT IS HEREBY ORDERED:

The bonds of matrimony existing between Petitioner and Respondent are hereby dissolved. In addition, all other remaining issues in this matter, outlined below, are to become final and absolute upon entry by the court.

PERSONAL PROPERTY

1. Prior to the marriage, the parties each had individually acquired certain separate property. Each party shall be awarded any property identified as premarital or separate property, including all gifts and inheritance.

2. During the course of the marriage, the parties acquired certain items of personal property. Said personal property shall be divided among the parties in a fair and equitable fashion as agreed upon by the parties.

3. All property and all property rights which may be vested in either party as a result of family inheritance, trusts, or similar sources shall be awarded solely to the party from whose family it came.

VEHICLES

Vehicle	Awarded to Petitioner	Awarded to Respondent	Other
2012 Ford F-150		X	Respondent shall be responsible for the loan against this vehicle.
2017 Subaru Outback	X		There is no loan against this vehicle.

4. The parties shall take all necessary steps to transfer the vehicles into their own names within thirty (30) days of the date of entry of the Decree of Divorce.

REAL PROPERTY

5. The real property located at 798 E. Greenvalley Drive, Murray, Utah 84107 shall be awarded to Petitioner as Petitioner's sole and separate property, subject to the equity payment and transfer requirements set forth below.

6. Petitioner shall pay Respondent $100,000.00 as payment in full for Respondent's share of the equity in the property. The $100,000.00 equity payment shall be paid to Respondent within ninety (90) days following entry of the Decree of Divorce.

7. Upon Respondent's receipt of the $100,000.00 equity payment in full, Respondent's ownership and equitable interest in the property shall be deemed fully satisfied. Respondent shall thereafter have no further right, title, equity, appreciation, or other financial interest in the property.

8. Within thirty (30) days after Respondent receives the $100,000.00 equity payment in full, Respondent shall execute a Quitclaim Deed or other appropriate deed transferring any right, title, and interest Respondent may have in the property to Petitioner. The parties shall reasonably cooperate in executing and recording any documents necessary to place title to the property solely in Petitioner's name.

9. Petitioner shall be solely responsible for all mortgage payments, property taxes, homeowners insurance, utilities, maintenance, repairs, and other debts, expenses, and obligations associated with the property and shall indemnify and hold Respondent harmless therefrom.

BANK ACCOUNTS, PROFIT SHARING, STOCK OPTIONS, BONUSES, INVESTMENT, RETIREMENT/PENSION ACCOUNTS AND OR/BUSINESS INTERESTS

10. The parties have acquired and continue to acquire bank, profit sharing, stock options, bonuses, investment, retirement and/or pension accounts and business interests during the course of the parties' marriage.

11. Each party shall be awarded the bank accounts in their respective names free and clear from any claim by the opposing party, including but not limited to:

a. Petitioner is awarded her bank account ending 2998

b. Respondent is awarded his bank account ending 1777

c. Any joint accounts at Citizens Community Bank shall be closed.

12. Each party shall be awarded all retirement, stock option, and investment accounts in their respective names free and clear from any claim by the opposing party.

DEBTS AND OBLIGATIONS

13. During the course of the marriage the parties incurred certain marital debt; this debt shall be divided as set forth below.

Debt Description	Petitioner's Responsibility	Respondent's Responsibility	Other
Home Depot credit card ending 4696; and Citizens Community Bank revolving credit line account ending 3922	50%	50%	The parties shall be equally responsible, fifty percent (50%) each, for the outstanding balance on these debts as of the date of entry of the Decree of Divorce, including any

			interest and fees accruing on that balance until paid in full. Neither party shall incur any new charges on the account(s) following entry of the Decree without the prior written agreement of the other party. Any unauthorized new charges shall be the sole responsibility of the party who incurred them.
2012 Ford F-150 auto loan		100%	
All other debts in Petitioner's name	100%		
All other debts in Respondent's name		100%	

14. Pursuant to §81-4-204(1)(e), Utah Code Annotated, the parties shall notify respective creditors or obligors, regarding the court's division of debts, obligations, or liabilities and regarding the parties separate, current addresses.

LIFE INSURANCE

15. Pursuant to UCA §81-4-406 (3)(d), to the extent either party owns a life insurance policy or annuity contract, such party has reviewed and, where appropriate, updated the list of beneficiaries associated with said policy or contract. Each party affirms that the individuals currently designated as beneficiaries are, in fact, the intended beneficiaries following the entry of the Decree of Divorce. Each party further acknowledges and understands that if no changes are made to the beneficiary designations, the individuals

currently listed shall remain the beneficiaries and shall receive any funds disbursed by the insurance company or annuity provider pursuant to the terms of the respective policy or contract.

ALIMONY

16. Both parties waive any claim to spousal support from the other, now or forever.

TAX RETURN

17. The parties shall file taxes for the 2026 tax year as each deem appropriate.

ATTORNEY'S FEES

18. Each party shall be responsible for their own attorneys' fees and costs incurred in the litigation of this matter.

MISCELLANEOUS

19. Both parties shall be mutually restraining from bothering, harassing, annoying, threatening, disparaging, or harming the other party at the other party's place of residence, employment or any other place.

20. Both parties are restrained from using the likeness, image or credit of the other party for any purpose.

21. The parties each indicate that there has been a complete accurate and current disclosure of all income, assets and liabilities. Both parties understand and agree that any failure to provide complete disclosure may constitute perjury. The property referred to in this agreement 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.

22. This Decree of Divorce is the result of the Stipulated Settlement Agreement reached between the parties. The final documents were prepared as a service to both parties and shall not be interpreted against either as the "drafting party."

23. Each party should execute and cooperate in delivering to the other and to the court such documents as are required to implement the provisions of the divorce decree hereafter to be entered by the court. 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 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.

24. Upon the filing of any Petition to change any provision of the final *Decree of Divorce*, the parties must first attempt to resolve the issue through mediation.

25. Petitioner may be restored to her maiden name of Grover if she so desires.

*****ENTERED BY THE COURT ON THE DATE AND AS INDICATED BY THE COURT'S SEAL AT THE TOP OF THE FIRST PAGE*****

APPROVED AS TO FORM dated November 4, 2026

E-signed by Wade Taylor
with permission of Aubree Gardner

/s/ Aubree Gardner
_____
AUBREE GARDNER
Petitioner

APPROVED AS TO FORM dated November 4, 2026

E-signed by Wade Taylor
with permission of Ryan Gardner

/s/ Ryan Gardner
_____
RYAN GARDNER
Respondent

CERTIFICATE OF SERVICE & RULE 7 NOTICE

I hereby certify that on the 4th day of November 2026, I caused a true and correct copy of the foregoing *Proposed Decree of Divorce* to be served on the following by the method indicated below. Further, the Proposed Decree shall be submitted in accordance with Rule 7 of the *Utah Rules of Civil Procedure*.

VIA E-MAIL:

AUBREE GARDNER
Petitioner

Email: aubreegrover@yahoo.com

RYAN GARDNER
Respondent
Email: rdgardner17@gmail.com

LAW OFFICES OF WADE TAYLOR

/s/ *Wade Taylor*

_____

WADE TAYLOR
Attorney