The Order of the Court is stated below:
Dated: November 12, 2026 03:29:23 PM **/s/** JAMES GARDNER
District Court Judge

Titan Legal
Kirk A. Cullimore #3640
David R. Todd #13884
Nicholas P. Lloyd #17492
12339 S. 800 E. Suite 100, Draper, UT 84020
Tele: (801) 571-6611
litigation@titanlegal.com
Attorneys for Plaintiff

IN THE THIRD DISTRICT COURT, STATE OF UTAH
SALT LAKE COUNTY, SALT LAKE DEPARTMENT

AXIO 8400 LLC Plaintiff vs. MICHAEL WEST Defendant	**JUDGMENT** Civil No. 260900345 Judge: JAMES GARDNER

Pursuant to Plaintiff's Motion for Summary Judgment, and for good cause appearing, the Court hereby finds that there are no genuine disputes of material fact, and that Plaintiff is entitled to judgment as a matter of law.

IT IS HEREBY ORDERED that Plaintiff be awarded judgment against Defendant in the amount of:

Previous Balance	$0.00
Daily Rent 1/1/2026 - 1/9/2026	$443.52
Future Rent from 02/11/2026 - 5/14/2026	$4583.04
Late Fees	$299.80
Media Package	$270.00
Trash	$50.00
Utilities	$119.22
Garage	$130.00
Service of Notice	$20.00
Concession	$2248.50
Treble Damages 1/10/2026 - 2/10/2026	$4730.88
Court Costs	$214.00
Attorney Fees	$1095.00
Credit	-$-435.95
Payments	-$0.00
TOTAL JUDGMENT	**$13768.01**

with interest on the judgment as provided by contract at the rate of 24% from the date of this judgment until paid. This judgment may, by motion, be augmented for additional costs and attorney fees by court order.

Pursuant to Rule 7(j)(4), URCP, a party may object to the form of the proposed Order by filing an Objection within 7 days after the proposed Order is served upon them.

ISSUED under the seal of the court: Official signature appears at the top of the first page.

REF NO. 316987