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**IN THE SECOND JUDICIAL DISTRICT COURT IN AND FOR
WEBER COUNTY STATE OF UTAH
OGDEN DEPARTMENT**

In the Matter of the Marriage of DARION TODD LEMONS, Petitioner, and JULIE HARRIS LEMONS, Respondent.	DECREE OF DIVORCE Case Number 264901099 Judge Catherine Conklin Commissioner Brandon Richards
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THE ABOVE CAPTIONED MATTER came before the Court in support of the Verified Stipulated Petition for Divorce filed with the Court, the Court now being fully advised in the premises, having previously made and entered its Findings of Fact and Conclusions of Law, and, for good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

Marriage Terminated

1. The marriage of the parties is hereby terminated and the parties are granted a Decree of Divorce, said Decree to become final automatically upon the date of signing and entry by the Court, pursuant to the provisions of Utah Code 81-4-406(5)-(6).

Children

2. Any and all children of the marriage have reached majority.
3. The parties are not expecting any other children.

Financial Separation

4. The parties' financial separation is effective as of November 18, 2025.
5. From and after the effective date, all income, property, assets, liabilities, and obligations of each party are separate and independent from those of the other party.
6. Each party has the unrestricted right to own, manage, use, encumber, transfer, and dispose of that party's separate property, or property for which that party has legal and financial fiduciary responsibility and authority, without claim, consent, approval, or interference by the other party.
7. Any property, income, asset, debt, liability, or obligation acquired or incurred by either party after November 18, 2025, is the separate property or separate obligation of that party, and in the case of third-party assets, shall be managed under that party's separate fiduciary responsibility and authority, unless both parties expressly agree otherwise in a later written instrument signed by both parties.
8. All property acquired before or during the marriage through November 18, 2025, is divided as set forth in this Agreement.

Real Property

9. The parties do not own any real property.

Trust and Related Entities

10. The parties acknowledge the existence of the Terra Guardia Trust, established by Miguel Andres Kleinkopf Gottlieb for the exclusive benefit of the parties' descendants, Abbey McCall Lemons and Aiden McCaid Lemons.

11. Neither party holds any beneficial ownership, equitable ownership, marital property interest, or distributable property interest in the Terra Guardia Trust or its assets.

12. The parties acknowledge that Terra Guardia LLC and EYP LLC are intended to be wholly owned subsidiary entities of the Terra Guardia Trust. Neither party shall be deemed to hold any ownership or equity interest in Terra Guardia LLC or EYP LLC by virtue of acting as a manager, advisor, employee, fiduciary, or service provider.

13. The Trustee or Grantor has formed Terra Guardia LLC and EYP LLC as wholly owned subsidiary entities of the Terra Guardia Trust. The total Terra Guardia Trust asset value shall be divided equally between the two investment management vehicles, with each being managed separately by the parties as described below.

14. The parties acknowledge that Darion Todd Lemons may act as manager or investment advisor for Terra Guardia LLC, and Julie Harris Lemons may act as manager or investment advisor for EYP LLC, subject in all respects to the governing trust documents, entity documents, and the authority of the trustee or grantor.

15. Darion Todd Lemons, as Managing Member/Investment Advisor for Terra Guardia LLC, shall be entitled to receive a minimum management salary of \$150,000 per year, and a performance bonus of up to 25% of the net annual gains, not to exceed an additional \$100,000.

16. Julie Harris Lemons, as Managing Member/Investment Advisor for EYP LLC, shall be entitled to receive a minimum management salary of \$150,000 per year, and a performance bonus of up to 25% of the net annual gains, not to exceed an additional \$100,000.

17. The trustee or grantor retains full discretion to appoint, supervise, compensate, remove, or replace either party as a manager, advisor, employee, fiduciary, or service provider, with or without cause.

18. Each party shall operate independently in any trust-related management or advisory role and shall have no authority to interfere with, supervise, control, or direct the other party's management or advisory activities.

19. Any compensation, salary, bonus, fee, distribution for services, or other income received by a party from that party's role with the Terra Guardia Trust or any trust-owned entity is the receiving party's sole and separate property and shall not constitute marital income, joint income, or a basis to create or revive any claim for alimony, spousal support, maintenance, reimbursement, contribution, or equitable distribution.

20. The parties acknowledge that assets held by the Terra Guardia Trust, Terra Guardia LLC, EYP LLC, or any other trust-related entity are not marital property of either party individually. The parties shall cooperate as reasonably necessary to support the intended administration, allocation, sale, transfer, or management of trust and entity assets, provided that no such cooperation shall create any individual ownership interest in those assets.

Acknowledged Trust and Entity Asset Allocation

21. The parties acknowledge the following intended allocation and treatment of trust or entity assets:

Asset	Current Ownership	Value	Terra Guardia LLC (Darion as Manager)	EYP LLC (Julie as Manager)
TG Invest Cash	Terra Guardia LLC	\$3,000,000	\$1,500,000	\$1,500,000
Gold	Aiden & Abbey	92 oz (\$368,000)	46 oz (\$184,000) held for Abbey	46 oz (\$184,000) held for Aiden
Phuket Condo	Julie	\$192,332	\$192,332 (repay loan to TG), then \$96,166 (split from TG)	\$96,166 (after sale)
649 Cordova	Tierra Carolina LLC	\$1,760,000 (to be sold)	\$1,760,000 (repay loan to TG), then \$880,000 (split from TG)	\$880,000 (after sale)
1127 Haworth	Tierra Carolina LLC	\$472,000 (to be sold)	\$472,000 (repay loan to TG), then \$236,000 (split from TG)	\$236,000 (after sale)
Casa1880	Tierra Carolina	\$4,800,000	Transfer title from TC to EYP	\$4,800,000
S/Y ODISEA	Null Island	\$4,800,000	Remains under Null Island owned by TG LLC (\$4,800,000)	—
Subtotals			\$7,696,166	\$7,696,166
True Up			\$0	\$0
Final Balance			\$7,696,166	\$7,696,166

22. The assets listed in the preceding paragraph and chart are trust or entity assets and are not marital property of either party individually.

23. The parties acknowledge that the final intended balances are \$7,696,166 for Terra Guardia LLC and \$7,696,166 for EYP LLC.

Personal Property

24. The parties have divided or will divide their personal property as follows:

a. **Darion Todd Lemons's Separate Property:** Darion Todd Lemons is awarded, as his sole and separate property, the following:

i. Restoration Hardware office furniture, including trunk desk, side tables, coffee table, leather sofa, framed travel poster paintings, bookshelf, books, and artifacts;

ii. personal clothing, accessories, and jewelry; and

iii. any other personal property currently in his possession, custody, or control, except as otherwise expressly awarded to Julie Harris Lemons under this Agreement.

b. **Julie Harris Lemons's Separate Property:** Julie Harris Lemons is awarded, as her sole and separate property, the following:

i. master bedroom furniture, including bed, side tables, dresser, and desk;

ii. Restoration Hardware dining room furniture, including table, twelve chairs, and china cabinet;

iii. china and pewter dinnerware set;

iv. kitchenware;

v. various framed paintings and artwork;

vi. living room furniture and decorations;

- vii. 2019 Audi A5;
- viii. 2022 Toyota 4Runner;
- ix. all “She Shack” furnishings and decorations;
- x. two spare bedroom sets, including beds, side tables, lamps, and related items;
- xi. personal clothing, accessories, and jewelry;
- xii. cash in the amount of \$20,000; and
- xiii. any other personal property currently in her possession, custody, or control, except as otherwise expressly awarded to Darion Todd Lemons under this Agreement.

Retirement Accounts

25. Retirement accounts and/or pensions will be the property of each party with Darion solely retaining any funds in his retirement account and Julie solely retaining any funds in her retirement account.

Bank Accounts

26. The parties acknowledge that they have maintained joint savings and checking accounts and certain individual or business-related accounts.

Temporary Shared Expenses

27. Until each party establishes separate coverage and service arrangements, the parties may use funds held in the joint accounts to pay family insurance premiums and the family phone plan.

28. After payment of the expenses described in the preceding paragraph, any remaining funds in joint accounts shall be divided equally between the parties unless the parties agree otherwise in a signed writing.

Tax Obligations

29. The parties shall reasonably cooperate in preparing and filing a joint 2025 tax return, including timely providing information, documents, signatures, and authorizations reasonably needed for that filing.

30. Any tax owed from this filing shall be paid from the joint accounts.

Debt

31. All debts have been satisfactorily divided and there remain no outstanding agreements or expectations of reimbursement that are not listed herein.

32. Each party is solely responsible for any debt, obligation, liability, tax, expense, or claim incurred by that party after November 18, 2025.

33. Neither party shall incur any new debt or obligation in the name of the other party or on the credit of the other party.

34. Each party shall indemnify and hold the other harmless from any debt, obligation, liability, tax, expense, or claim assigned to or incurred by the responsible party under this Agreement.

Spousal Support

35. Each party knowingly, voluntarily, irrevocably, and permanently waives any right to receive alimony, spousal maintenance, or spousal support from the other party, whether temporary, rehabilitative, permanent, future, or otherwise.

Other

36. Julie shall be granted the use of her maiden name if she so chooses.

Mutual Release of Claims

37. Except as expressly provided herein, each party releases, waives, and forever discharges the other party from any and all claims, demands, causes of action, debts, obligations, rights, reimbursements, contributions, offsets, accountings, property claims, support claims, and equitable distribution claims arising out of or relating to the marriage.

38. The release in the preceding paragraph applies to known and unknown claims, whether existing as of the date of the parties' Stipulated Marriage Settlement Agreement or arising in the future, to the fullest extent permitted by law.

39. Upon entry of the decree of divorce, there shall be no further financial claims between the parties except for enforcement of the Agreement, the Decree of Divorce, or any later written agreement signed by both parties.

40. Both parties agree that they shall not contest the Postnuptial Financial Separation Agreement dated November 2025 and recognize that said agreement, together with the Stipulated Divorce Settlement Agreement, which forms the basis for this Stipulated Verified Petition for Divorce, shall serve as the complete and final resolution of all financial matters, including property division, spousal support, and any related claims.

Cooperation

41. Darion and Julie should cooperate with the other to effect change in titles to property agreed to be divided herein, to change the names and responsibilities for payment upon bank statements, credit cards, and any debts divided herein, and to cooperate in each and every other way necessary or proper to ensure that the Decree of Divorce is carried out in every detail.

Execution of Documents

42. The parties shall execute all documents as may be necessary to implement, accomplish, carry out, and complete all the provisions and/or paragraphs contained in the Order of the Court to be entered herein.

Incorporation of Postnuptial Agreement

43. The Postnuptial Financial Separation Agreement executed by the parties in November 2025 is incorporated by reference into the Stipulated Divorce Settlement Agreement and the Decree of Divorce as if fully set forth herein. In the event of any conflict between the Stipulated Divorce Settlement Agreement and the Postnuptial Financial

Separation Agreement, the terms of the Stipulated Divorce Settlement Agreement shall control.

***** **END OF ORDER** *****

***** **SIGNATURE OF JUDGE APPEARS ON TOP OF FIRST PAGE** *****

Approved as to form and content:

/s/ Darion Todd Lemons

DARION TODD LEMONS

Petitioner

Signed by Corbie Coy with permission
obtained on 6/29/2026

6/29/2026

DATE

/s/ Julie Harris Lemons

JULIE HARRIS LEMONS

Respondent

Signed by Corbie Coy with permission
obtained on 6/29/2026

6/29/2026

DATE