



Damon E. Morris, UBN 14112
LARREAU & LYTHGOE P.C.
MTN. VIEW LAW GROUP
Attorneys for Petitioner
1104 Country Hills Drive, Ste. 750
Ogden, Utah 84403
Telephone: (801) 393-5555
Facsimile: (801) 392-1637
damon@utlegal.net

**IN SECOND FIRST JUDICIAL DISTRICT COURT
WEBER COUNTY, STATE OF UTAH**

In the Matter of the Marriage of: MARTIN LEON, Petitioner, And SANJUANA LEON, Respondent.	DECREE OF DIVORCE Case No: 254900615 DA Judge: Matthew Hansen Commissioner: Christina Wilson
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COMES NOW, the above-named parties, the Petitioner Martin Leon (hereafter "Martin"), represented by his attorney, Damon E. Morris, and the Respondent, Sanjuana Leon (Hereafter "Sanjuana"), represented by her attorney Trevor Fugate.

The parties having reached agreements to resolve this matter through written Stipulation, which was filed with the Court, and a Judicial Settlement Conference, wherein the agreement was placed on the record.

As the parties' stipulation and agreements are binding, it is proper for the Court to now

enter a Decree of Divorce based upon said agreements. The Court being fully advised in the premises and having made its Findings of Fact and Conclusions of Law, separately stated in writing:

NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND
DECREED:

DECREE OF DIVORCE
JURISDICTION

1. Martin and Sanjuana were for more than three (3) months prior to filing this action and were bona fide residents of Weber County, State of Utah.
2. The parties were married on or about October 1987, in Penjamo, Mexico..
3. The parties separated on or about February 1, 2025.

GROUND

4. During the course of the marriage the parties have experienced differences which they cannot reconcile.
5. The parties' attempts to reconcile have been unsuccessful and their differences remain.
6. This marriage is no longer viable and a mutual Decree of Divorce is granted to the parties based upon the grounds of irreconcilable differences.

CHILD CUSTODY AND PARENT-TIME

7. There are no minor children which were born as a result of this marriage and none are expected.

REAL PROPERTY

8. During the course of the marriage, the parties acquired the real property which is

located at 889 E 1775 N, Ogden, UT 84414 and legally described as;

ALL OF LOT 125, GREENFIELD SUBDIVISION PHASE 12, NORTH OGDEN CITY, WEBER COUNTY, UTAH. EXCEPT THE FOLLOWING; BEGINNING AT THE SOUTHEAST CORNER OF LOT 124, GREENFIELD SUBDIVISION PHASE 12, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF AND RUNNING THENCE NORTH 06D53'39" EAST 115 FEET; THENCE SOUTH 84D56'30" EAST 7.6 FEET; THENCE SOUTH 06D53'39" WEST 78.415 FEET; THENCE SOUTH 18D32'54" WEST 37.604 FEET TO THE POINT OF BEGINNING.

Parcel No. 11-252-0005

9. The property and all associated debt shall be awarded to Sanjuana. Sanjuana shall refinance any loans/debt associated with this property, into her name and at her sole cost within thirty days of the date of entry of the Decree

10. The parties also acquired the real property located at 271 W 1000 S, Ogden, UT 84404, which is legally described as :

ALL OF LOT 17, CENTURY VILLAGE SUBDIVISION, UNIT ONE, OGDEN CITY, WEBER COUNTY, UTAH.

Parcel No. 12-136-0002

The property and all associated debt shall be awarded to Martin.

11. The parties also own a home and a parcel of vacant property in Mexico. Upon the payment of \$57,500.00 to Martin, Sanjuana shall be awarded the property. Sanjuana shall prepare a deed/transfer documents, or hire someone to prepare the deed, for the transfer.

PERSONAL PROPERTY, RETIREMENT AND BANK ACCOUNTS

12. During the marriage, the parties acquired items of personal property, and the parties have already agreed on the division of household goods and other personal property.

13. Each party shall be granted the entirety of their separate, non-marital property, free and clear of any claim from the other property.

14. Sanjuana shall pay to Martin the sum of \$250,000.00, less the amounts discussed below. The sum to be paid includes Martin's portion of Sanjuana's worker's compensation funds, her bank accounts and retirement funds/accounts.

15. In the event a Qualified Domestic Relations Order ("QDRO") is used to transfer any of Sanjuana's retirement to Martin, the parties will equally share the expense of the QDRO.

16. The \$250,000.00 shall be reduced by \$179.50 (1/2 of Martin's bank account at time of filing) and \$17,500.00 (1/2 of Martin's retirement account at time of filing). The total amount due to Martin, from Sanjuana, shall be \$232,320.50. Sanjuana will pay this amount, to Martin, within 90 days of the date of entry of the Decree.

15. The parties shall each be awarded their own bank accounts. The other party shall be removed from said account within 30 days of entry of the Decree.

16. The parties shall immediately close joint checking, savings, credit, or other accounts, and shall not incur any additional charges on such joint accounts.

DEBTS & OBLIGATIONS

17. The parties shall be ordered to notify their respective creditors in a reasonable and timely manner regarding their respective assumption and liability of their separate debts and obligations.

18. Each party shall be solely responsible for their own, ongoing, monthly bills and utilities

(power, gas, water, phone etc).

19. The parties shall each assume and hold the other harmless from liability on their own individual and separate debts.

20. Each party shall be ordered to continue to assume and pay any debts or obligations they have incurred in their individual name including, but not limited to, any debts that have been acquired since their date of separation.

21. If either party is obligated on a joint-secured debt, the payment of that debt must remain current. A party who makes payment on a delinquent debt in order to protect his or her credit rating, may seek reimbursement of the payment of that debt in addition to interest and attorney's fees from the other party.

17. Martin shall assume or pay the Wells Fargo debt, in the approximate amount of \$9,000.00, within thirty-days of the date the Decree is signed by the Court.

18. Neither party shall incur debt in the other party's name.

19. Pursuant to Section 15-4-6.5 of the Utah Code, both parties shall be authorized to provide notice to each party's creditors of the entry of the Decree of Divorce to allocate debts between the parties.

ALIMONY

20. Neither party is in need of, nor shall be awarded, alimony.

TAXES

21. The parties will file their taxes for the 2025 tax year, and forward, separately, with each party being solely awarded any refund or obligation associated with their own tax return.

ATTORNEY'S FEES AND COSTS

22. The parties shall be ordered to pay for their own attorney's fees and costs they have respectively incurred in this matter.

MUTUAL RESTRAINING ORDERS

23. The parties shall be mutually restrained from harassing, stalking, annoying, or otherwise bothering the other party, or from committing any domestic violence or abuse against the other party.

24. The parties shall be mutually restrained from driving by one another's residences except for a purpose outlined under this Decree, entering one another's residences, or coming onto the property of one another's residences without express permission, or unless to fulfill the terms of their court orders.

MISCELLANEOUS PROVISIONS

25. Before the parties file any future court actions, they agree to mediate to see if an agreement can be reached as to any dispute that has arisen.

26. The parties shall cooperate with each other, through counsel or otherwise, to effect change in titles to property agreed to be divided herein, to change the names and responsibilities for payment upon the charge accounts and other debts divided herein, and to cooperate in each

and every other way necessary or proper to insure that the Decree of Divorce is carried out in every detail.

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27. Sanjuana has the right to be restored to her maiden name, if she so chooses.

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

In accordance with the Utah State District Court eFiling standards No 4, and URCP 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper-righthand corner of the first page of this Order along with the court's seal and the date and time the Order was executed.

Approved as to form and content:

Trevor Fugate Dated:
Atty for Respondent
Signed by Damon E. Morris with
authorization of Trevor Fugate

NOTICE TO THE PARTIES:

You will please take notice that the undersigned Attorney for the Petitioner will submit the above and foregoing Decree to the Court for signing upon the expiration of seven days from the date of this notice, unless written objection is filed prior to that time, pursuant to Rule 7 of

the Utah Rules of Civil Procedure.

DATED this 4th day of August 2026.

MOUNTAIN VIEW LAW GROUP

/s/ Damon E. Morris
DAMON E. MORRIS
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that on this 4th day of August 2026, I sent a true and correct copy of the foregoing Decree, via email, to the following:

Trevor Fugate
trevor.fugate@ascentlaw.com
Atty for Respondent

/s/ Damon E. Morris
DAMON E. MORRIS
Attorneys for Petitioner