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IN THE SECOND JUDICIAL DISTRICT COURT

COUNTY OF WEBER, STATE OF UTAH, OGDEN DEPARTMENT

IN THE MATTER OF THE MARRIAGE OF: MARGARET CHAMBERS and STEVEN CHAMBERS	DECREE OF DIVORCE Case No.: 264901107 Judge: Reuben J. Renstrom Commissioner: Brandon Richards
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Margaret Chambers having filed a Petition for Divorce against Steven Chambers; the parties having worked together to reach a mutually agreeable stipulation prior to the need for Steven to file an Answer, and the parties having reached a final resolution by filing a Stipulation resolving all issues; **and the Court having previously entered its written Findings of Fact and Conclusions of Law;**

NOW THEREFORE IT IS HEREBY ORDERED ADJUDGED AND DECREED AS
FOLLOWS

1. DIVORCE. That the parties are granted a Decree of Divorce on the grounds of irreconcilable differences the same to become final upon entry.
2. NAMES. Because the parties share the same last name, they are referred to by their first names to avoid confusion, meaning no disrespect by the apparent informality to-wit:

Margaret Chambers [“Meg”] and Steven Chambers [“Steve”]. Janson v. Janson, 2019 UT App 106.

3. CHILDREN. There are no minor children at issue.

4. REAL PROPERTY.

a. Shadow Valley Home. The home and real property located at 1745 Shadow Valley Drive Ogden, Utah 84403 [“Shadow Valley Home”], and any personal property located therein is awarded to Steve free and clear of any claim of Meg with the exception of the items listed in Exhibit “A”.

i. Steve shall assume all liability, debt, and encumbrance associated with the Shadow Valley Home and shall hold harmless and indemnify Meg from any liability, debt, and encumbrances associated therewith.

ii. Meg shall execute a deed within 14 days of the entry of the Decree of Divorce [Decree] transferring the real property to Steve.

b. Larkspur Condo. The home and real property located at 4970 Larkspur Lane Ogden, Utah 84403 [“Larkspur Condo”], and any personal property located therein is awarded to Meg free and clear of any claim by Steve except for the items listed in Exhibit “A”.

i. Meg shall assume all liability, debt, and encumbrance associated with the Larkspur Condo and shall hold harmless and indemnify Steve from any liability, debt, and encumbrances associated therewith.

ii. Steve shall execute a deed within 14 days of the entry of the Decree transferring the real property to Meg.

c. Value Difference Larkspur Condo and Shadow Valley Home: Steve shall pay Meg

\$211,500 to equalize the values of said properties within 30 days of the entry of the Decree of Divorce.

- d. Sun Valley Condo. The parties shall continue to share any equal interest in the home and real property located at 2817 VillageWay Sun Valley, Idaho 83353 [“Sun Valley Condo”], along with the personal property contained therein as follows:
- i. The parties shall transfer the Sun Valley Condo into “Hollasun, LLC” [“Hollasun, LLC”], an entity in which Steve and Meg each have a 50% interest. Accordingly, any continued ownership in the Sun Valley Condo shall be held and managed through Hollasun, LLC.
 - ii. In addition to the Sun Valley Condo, the parties have a shared percentage of nineteen percent [19%] of Twin Peaks LLC [“Twin Peaks”], which is also held as an asset of Hollasun. The parties shall continue to be the 19% interest in Twin Peaks. The parties shall utilize the income received from Twin Peaks through a joint checking account to fund and/or pay for any expenses associated with the Sun Valley Condo.
 - iii. The parties shall transfer the 2016 Revel Winnebago into Hollasun, LLC-which they shall likewise share and use consistent with the terms of Hollasun, LLC with Steve being awarded primary use and possession of the vehicle. All expenses for the Winnebago shall be paid through the joint checking account for Hollasun.
 - iv. The parties shall work together to prepare or modify an Operating Agreement for Hollasun, LLC, so that the parties jointly manage and control the assets, including a mechanism in the event of a dispute between the parties.

- v. If either party desires to sell or divest themselves from their ownership in Hollasun, LLC, the party desiring to dispose of their interest shall give the other party written notice of their desire to dispose of their interest. Within 45 days of receiving such notice, the recipient shall elect to purchase the other parties' share. Upon election to purchase said share, the electing party shall have the right to purchase said share at fair market value. If the party receiving the notice fails to elect to purchase the share within 45 days, or rejects their right to purchase the share, the entire LLC shall be sold at fair market value and listed for sale within 365 days of rejection of the notice, or the expiration of the 45 days, whichever comes first.
 - vi. Fair market value shall be determined by hiring two licensed appraisers to value each asset owned by Hollasun, LLC and averaging both appraisals to determine a final sale price. The parties shall list Hollasun, LLC with a mutually agreeable realtor and follow the reasonable recommendations of the realtor as it relates to listing price, price adjustments, etc. Neither party shall take any actions that delay, devalue, or otherwise interfere with Hollasun, LLC, or its assets, being sold at fair market value within a reasonable time frame.
5. PERSONAL PROPERTY. In addition to the personal property awarded to each other based on the division of the real property set forth above:
- a. Meg is awarded the following personal proper, free and clear of any claim of Steve, to-wit: 2024 Lexus NX 350 H (Vin #xxx5643); 2005 S430 Mercedes Sedan (VIN #xxx9726), and all furnishings, art and contents of the Larkspur Condo, other than as set forth on Exhibit "A".

- b. Steve is awarded the following personal property, free and clear of any claim of Meg, to-wit: the 2003 Porsche Carrera (Vin #xxxx755); Ford F-150 Truck (Vin #xxx9848), and all of the personal property in the Shadow Valley Home except for those items set forth on Exhibit “A” awarded to Meg.
- c. The parties shall refinance and/or retitle the Lexus NX 350 H, Porsche 911, and Ford F-150, consistent with the Decree, within 60 days of the entry of the Decree and shall, as necessary, indemnify and hold the other harmless therefrom.
- d. Any personal property outlined above that is necessary to be exchanged shall be exchanged within 30 days of the entry of the Decree.

6. CURRENT AND FUTURE INHERITANCES.

- a. Consistent with the general application of Utah State law, all inheritance shall constitute their individual, non-marital, assets. Accordingly, each party shall be awarded their inheritances and/or future inheritances, free and clear of any claim of the other.
 - i. Steve is entitled to any future inheritance he may receive free and clear of any claim by Meg.
 - ii. Meg is entitled to any future inheritance she may receive free and clear from Steve including without limitation Mary Evans’ [“Mary”] monetary and stock assets; Mary’s home and real property located at 4950 Old Post Rd. Ogden, Utah 84403, regardless of the percentage, and Mary’s Brighthouse Life Insurance Policy; and
 - iii. Both parties are free from any liability associated with any inheritance the other has or may receive.

7. BANK ACCOUNTS:

- a. Each party is awarded their own separate bank accounts, free and clear of any claim of the other, consistent with the allocation of bank accounts provided herein.
- b. The parties shall promptly arrange to have any social security income, or other income awarded to the parties herein, transferred to their personal accounts.
- c. Until the parties' Decree of Divorce is entered, the parties shall not make any withdrawals for the accounts listed in Paragraph 7(c). The parties shall equally divide the following joint accounts as of the date of the entry of the Decree, and shall cooperate and work together to accomplish said divisions:
 - i. Edward Jones 1, Acct. No. 5163;
 - ii. Edward Jones 2, Acct. No. 5931;
 - iii. Vanguard, Acct. No. 4769;
 - iv. Wells Fargo Checking, Acct. No. 2292;
 - v. Wells Fargo Savings, Acct. No. 9660;
 - vi. Marcus Goldman Sachs, Acct. No. 6438;
 - vii. America First Credit Union, Acct. No. 2717;
 - viii. Schwab, Acct. No. 0710;
 - ix. America First Credit Union, Acct. No. 7175;
 - x. NW Mutual Whole Life Insurance, Policy No. 8571;
 - xi. Steve's Catalyst 401(k)/IRA, Acct. No. 6457;
 - xii. Pacaso Privacy Equity Account shall be awarded to Steve free of any claim of Meg.
- d. There are no other joint accounts subject to be divided between them in their Decree other than those accounts identified in this Decree.

8. THE “EVANS GRAIN STOCK”.

- a. The parties currently own interest in Evans Grain Stock [“EG Stock”] as follows:
 - i. Meg currently owns a 12.158% interest in EG Stock; and
 - ii. Steve currently owns a 3% interest in EG Stock.
- b. The parties shall equally divide [“i.e., 50/50”] the ownership in the EG Stock identified herein effective the date of the entry of the Decree.
- c. As it relates to the parties’ respective shares of the Evans Grain Stock, Meg shall timely take all actions reasonably necessary to make Steve beneficiary of her share of the Evans Grain Stocks. Similarly, Steve shall timely take all actions reasonably necessary to make Meg the beneficiary of his share of the Evans Grain Stocks.
- d. In addition, Meg and Steve received a distribution from the Evan’s Grain Stocks on or about June 10, 2026. This money shall be equally divided between the parties,. Within 14 days of the signing of the Stipulation, the parties shall divide these monies as set forth herein. Further, Meg shall be responsible to pay all applicable taxes on her share of the distribution and Steve shall be responsible for all applicable taxes on his share of the distribution. The parties shall indemnify and hold the other harmless for any tax amounts arising out of their respective share of the Evan’s Grain Stock distribution.

9. DEBTS. The parties acquired debts during the marriage.

- a. Indemnification. Each party shall assume, indemnify, and hold the other harmless from liability on any and all debts incurred in their name since the parties’ separation.
- b. Accumulation of Debt. Neither party shall incur any additional liability on joint credit cards or using the other party’s name or likeness.

- c. Other Debts. The parties are not aware of any joint debts not otherwise addressed in this Decree and each shall pay any and all separate debts in their own names, if any shall exist. Should other joint debts be later discovered, it is just and proper that the person responsible for incurring the debt shall be responsible for paying it. Furthermore, the parties shall hold the other harmless in the event of their refusal in payment of any joint obligation.
 - d. Disclosures. Any and all debt not disclosed or divided herein shall be the exclusive responsibility of the party that incurred the same regardless of whether used for marital benefit.
 - e. Delinquency in Payments. If either party is obligated on a joint-secured debt, the payment of that debt must remain current. In the event that a payment is not paid in a timely manner, the secured asset must be placed immediately on the market for sale in order to protect the joint debtors. 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.
- 10. SILVER BARS. Steve is awarded the Silver Bars, , free and clear of any interest of Meg.
 - 11. ALIMONY. Each party is employed and with the property distributions described herein, each party is capable of supporting themselves. As such, no alimony is awarded to either party whether past, present or future and each party is forever barred from asserting a claim of alimony one against the other.
 - 12. POTENTIAL PRENUPTIAL AGREEMENT. In the event either party elects to remarry, the parties agree that the party subject to the marriage shall, prior to such remarriage, enter into

a valid and enforceable Prenuptial Agreement [“Prenuptial”] with their respective spouse.

13. FORMER NAME: Meg is restored to her former name of Evans, if she so desires.

14. ATTORNEY FEES.

- a. Each of the parties shall pay their own attorney fees and court costs.
- b. If either party defaults in his or her obligation hereunder, or must seek relief from the Court in the enforcement or modification of the Decree, the non-prevailing party shall be liable to the other party for all reasonable expenses, including attorney fees and court costs actually incurred.

15. TRANSFER OF PROPERTY/NOTICE TO CREDITORS.

- a. Each party shall immediately deliver all property awarded to the other party in their possession and execute all documents/titles necessary to effectuate a property transfer as set forth herein, including automobile titles, tax forms and/or any other instrument necessary to carry out these terms.
- b. Each party shall immediately notify their respective creditors of these terms, the party obligated to each specific debt and make other such reasonable arrangements to implement these terms.
- c. Unless otherwise agreed of set forth hereinabove, the foregoing shall be completed within 60 days of the entry of the Decree.

***** The Court’s electronic signature and seal will appear at the top of the first page upon signature and entry by the Court *****

Approved as to form and content:

By signing below, I also give approval
and authorization for counsel to
electronically sign this document on
my behalf when it is e-filed with the
Court.

Sally McMinimee
Attorney for Steven Chambers

RULE 7 NOTICE

You will please take notice that pursuant to Utah Rules of Civil Procedure 7, the foregoing document will be submitted for signature at the expiration of seven days unless written objection is filed within that time period.

DATED August 19, 2026.

Farr Cragun & Berube, P.C.

/s/ Justin G. Berube

Justin G. Berube

Attorney for Margaret Chambers

CERTIFICATE OF SERVICE

I do hereby certify that I delivered a true and correct copy of the foregoing to the following as outlined herein;

Sally McMinimee
smcminimee@rqn.com

☒ E-Mail
☐ Facsimile
☐ Hand delivery
☐ E-Filed

The foregoing was performed on August 19, 2026.

/s/ Cindi Brazelton
Law Clerk

Exhibit "A"

Meg

16. All furniture and fixtures from the Larkspur property except for the items identified by Steve below.
- Personal belongings from Shadow Valley Drive Home, and the following furniture:
 - Jewelry including but not limited to:
 - Gold Hoop Earring with 8 1/8 Carat Diamonds
 - White Gold Ring with diamond chip swirls
 - Gold Ring with 4 1/3 Carat Diamonds
 - Diamond Stud Earrings
 - White Gold Ring 1 1/2 Carat diamond and 8 118th Carat Diamonds
 - White Gold Bracelet with Diamond chips Total 1/2 Carat
 - Platinum Bracelet with Diamond Chips total 2/3 Carat
 - Joan Miro Painting
 - China Hutch in Dining Room
 - Side Glass Tabletop in Living Room
 - All Meg's Books
 - Piano stays in the Shadow Valley Drive Home but if it is sold to a third party, then it's awarded to Meg
 - Jesus Painting in Family Room

Steve

- All furniture and fixtures from the Shadow Valley Drive Home except for the items identified by Meg, above.

- Personal belongings from Larkspur Condo, and the following furniture:
- Skis
- Recreation Items
- Property/Items inherited from his Mom
- Fishing Boat
- Silver Coins and bars
- Bronze Eagle
- Granite Statue

Split Equitably

- Children's portraits to remain in Shadow Valley Drive Home until it is sold to a third party and then they will be distributed to the kids if the home is sold.