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IN THE FIFTH JUDICIAL DISTRICT COURT
IN AND FOR WASHINGTON COUNTY, STATE OF UTAH

IN MATTER OF THE MARRIAGE OF: PATRICK OSMOND, Petitioner, and ALLISON OSMOND, aka ALLISON PETERSON, Respondent.	DIVORCE DECREE Civil No. 234500358 Judge John J. Walton
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This Court, having entered its Findings of Fact and Conclusions of Law, hereby ORDERS and DECREES as follows:

1. Identification of the Parties. Petitioner is Patrick Osmond (hereinafter referred to individually as “Patrick” and collectively with Respondent as the “Parties”) and Respondent is Allison Osmond (hereinafter referred to as “Allison” or together with Petitioner are the “Parties”¹).
2. Marriage. The Parties were married in Las Vegas, Nevada on the 22nd day of May 2022.
3. Termination of Marriage. The marriage is hereby terminated on the basis of irreconcilable differences.
4. No Children. The Parties do not have any children in common and none are expected to be born as the issue of this marriage.
5. Personal Property. During the marriage, the Parties acquired personal properties which is considered marital property and subject to division.

¹ The parties share the same surname. Therefore, references to each of them is by their first names, with no disrespect intended by the apparent informality. *See, e.g., Bjarnson v. Bjarnson, 2020 UT App 141, footnote 1.*

6. RV. Patrick shall have the use and possession of the RV (5th Wheel) for three (3) months following the entry of the Decree and thereafter Allison shall take possession of the RV and remove the same from Patrick's Gunlock Property after that time period passes. The RV shall be returned to Respondent in as good of a condition as it was when the Parties separated, reasonable wear and tear excepted.

7. Patrick will pay Allison a sum certain of \$25,000 by the 15th of June 2025; and sign a quit-claim deed for Lot 16, Gardner Lakeview Heights Subdivision, to Allison within seven (7) days of the entry of a Decree of Divorce. Other than permanent financing the construction, Patrick shall not encumber Lot 16 or his Gunlock Property except to pay Allison the sum certain.

8. Division of Personal Property. The personal property and the personal effects of the parties have already been divided between the Parties and said personal properties and effects shall remain divided as presently situated and shall inure to the party holding the same.

	Value	Indebtedness	Awarded to:	
2019 RV	\$65,000	\$0	Allison	
KIA Sportage	\$25,000	\$0	Allison	
Costco Shed	\$13,500	\$0	Allison	
8' x 10' Shed (hard plastic)		\$0	Patrick	
Mattress		\$0	Allison	
Fireplace		\$0	Allison	
Washer/Dryer		\$0	Allison	
Paddle board			Allison	
Vacuum			Allison	

10. Allison shall collect her personal property from Patrick's Gunlock Property within a 60-day period with prior reasonable advance notice to Patrick. Allison shall pick a date and Patrick shall accommodate as much as reasonably possible.

11. Financial Accounts. The parties shall be awarded their insurance policies held in their individual names.

12. Real Property. During the course of the marriage relationship, Parties did not acquire items of personal property. Prior to the marriage Patrick acquired real property known as Parcels GLH-17-NW, GLH-18-NW and GLH-19-NW and by the common address of 126 W. Bowler Rd, Gunlock, UT 84733 (Patrick's "Gunlock Property"). As security for the \$25,000 owed to Allison, Patrick shall execute a trust deed on the Gunlock Property for the benefit of Allison. Said trust deed shall be held in escrow by her attorney and shall not be recorded unless Patrick does not pay the \$25,000.00 by June 15, 2025, or if Patrick should encumber Gunlock Property other than as described herein above.

13. Debts. Each of the Parties are ordered to assume and pay any debts incurred in their individual names, including credit cards, and shall indemnify and hold the other party harmless.

Creditor	Patrick Responsible for:	Allison Responsible for:
Cary Peterson Loan		\$10,000
IHC		\$20,000
Rever Health		\$883.00
Kohls Credit Card		560.00
MACU Credit Card	\$20,000	
Citi Bank Credit Card	\$4,500	
Amazon Credit Card	\$5,000	
Chase Freedom CC	\$2,600	
Security Service Credit Card	\$4,000	

14. Each party shall not incur any other joint debt with the other party and from further using the credit of the other party.

15. Spousal Support. There will not be any spousal support awarded to either party.

16. Retirement Accounts. The parties shall be awarded their retirement accounts held in their individual names.
17. Life Insurance. The parties are be awarded their insurance policies held in their individual names.
18. Taxes. The Parties shall file separate tax state and federal income tax returns for the tax year 2024 and after.
19. Name Change. Allison's name shall be changed to Allison Peterson, if she elects.

** END OF DECREE **

Note: In accordance with Rule 10(e) of the Utah Rules of Civil Procedure, this court's signature and entry stamp appear on the top of page 1.

Dated 12th day of December 2024.

/s/ Daniel Tobler (with permission)
Daniel Tobler
Attorney for Respondent