

Britnee Carole Johnston

Name

950 Washington St Apt 111

Address

Salt Lake City, Utah 841101

City, State, Zip

(385) 495-0060

Phone

britnee.nguyen@gmail.com

Email

In the Court of Utah

THIRD Judicial District SALT LAKE County

Court Address 450 SOUTH STATE STREET, SALT LAKE CITY, UT 84114

In the Matter of (select one)

the Marriage of (for a divorce with or without children, annulment, separate maintenance, or temporary separation case)

Britnee Carole Johnston

(name of Petitioner)

and

Mark William Johnston

(name of Respondent)

Other parties (if any)

Divorce Decree

254902895

Case Number

Kristine Johnson

Judge

Russell Minas

Commissioner (domestic cases)

The court decrees:

Divorce

1. Britnee Carole Johnston is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Mark William Johnston. The divorce will become final upon entry of the divorce decree.

Children (Utah Code 81-6-101(7))

2. **Britnee Carole Johnston** and **Mark William Johnston** do not have any children together.

- We do not have any children together who are minors. A minor is a child under 18 who has not been married or otherwise emancipated.
- We are not expecting a child.
- We do not have incapacitated adult children together who are eligible for child support, or, **Britnee Carole Johnston** is not asking for child support for any adult child who is eligible for child support.

Personal property (Utah Code Title 81, Chapters 1, 4, 6, and 9)

3. All personal property not addressed in the divorce should be divided as the parties have already divided it.

Vehicles

4. Vehicles will be divided as follows:

a.

Year: **2020**

Make: **Ford**

Model: **Ranger**

Owner (before divorce): **Mark Johnston, Britnee Johnston**

Date acquired: **Dec 30, 2020**

Current value: **\$29,682.00**

Amounts Estimated: **no**

Ownership After Divorce: **Mark William Johnston**

i.

Lender: **Granite Credit Union**

Address: **3675 South 900 East, Millcreek, Utah, 84106**

Date Acquired: **N/A**

Amount Owed: **\$7,430.00**

Amounts Estimated: **no**

Monthly Payment: **\$681**

The debt will be paid as follows: **Mark William Johnston will pay the entire debt. Mark William Johnston will provide a copy of the divorce decree to the lender.**

b.

Year: **2016**

Make: **Subaru**

Model: **Crosstrek**

Owner (before divorce): **Britnee Johnston, Mark Johnston**

Date acquired: **Jul 30, 2016**

Current value: **\$12,594.00**

Amounts Estimated: **no**

Ownership After Divorce: **Britnee Carole Johnston**

i.

Lender: **N/A**

Address: **N/A**

Date Acquired: **N/A**

Amount Owed: **\$undefined**

Amounts Estimated: **N/A**

Monthly Payment: **\$undefined**

The debt will be paid as follows: **N/A**

Bank and credit union accounts

5. Bank and credit union accounts will be divided as follows:

a.

Account Number: **9568**

Account Type: **Checking and Savings**

Institution Name: **America First Credit Union**

Address: **P.O.Box 9199 Ogden, Utah 84409**

Date Opened: **Apr 3, 2006**

Balance (US Dollars): **\$16,046.71**

Estimated: **no**

Owner: **Britnee Carole Johnston**

Co-Owner(s): **N/A**

Divide as follows: **Britnee Carole Johnston will pay Mark William Johnston \$7,430 within 90 days of entry of the Divorce Decree. This amount is intended, in part, to reimburse Mark William Johnston for financial obligations he assumed related to the marital residence, and in part to contribute toward the remaining balance owed on the Ford Ranger. While this amount is provided for those purposes, Mark William Johnston shall have full discretion to use the funds as he deems appropriate.**

b.

Account Number: **3309**

Account Type: **Checking and Savings**

Institution Name: **America First Credit Union**

Address: **P.O.Box 9199 Ogden, Utah 84409**

Date Opened: **Aug 14, 2021**

Balance (US Dollars): **\$4,023.10**

Estimated: **no**

Owner: **Britnee Carole Johnston**

Co-Owner(s): **N/A**

Divide as follows: **Britnee Carole Johnston should be awarded the entire balance of \$4,023.10 from this money.**

c.

Account Number: **9064**

Account Type: **Checking**

Institution Name: **Charles Schwab**

Address: **6550 South Big Cottonwood Canyon Rd Cottonwood Heights, UT 84121**

Date Opened: **Apr 1, 2014**

Balance (US Dollars): **\$10.54**

Estimated: **no**

Owner: **Britnee Carole Johnston and Mark William Johnston**

Co-Owner(s): **N/A**

Divide as follows: **Britnee Carole Johnston should be awarded the entire balance of \$10.54 from this money.**

d.

Account Number: **6237**

Account Type: **Brokerage Account**

Institution Name: **Charles Schwab**

Address: **6550 South Big Cottonwood Canyon Rd Cottonwood Heights, UT 84121**

Date Opened: **Apr 1, 2015**

Balance (US Dollars): **\$4.25**

Estimated: **no**

Owner: **Britnee Carole Johnston and Mark William Johnston**

Co-Owner(s): **N/A**

Divide as follows: **Britnee Carole Johnston should be awarded the entire balance of \$4.25 from this money.**

e.

Account Number: **4962**

Account Type: **Checking**

Institution Name: **US Bank**

Address: **800 Nicollet Mall, Minneapolis, Minnesota, 55402**

Date Opened: **Jun 1, 2015**

Balance (US Dollars): **\$2,413.00**
Estimated: **no**
Owner: **Mark William Johnston**
Co-Owner(s): **N/A**
Divide as follows: **Mark William Johnston should be awarded the entire balance of \$2,413.00 from this money.**

f.

Account Number: **6592**
Account Type: **Savings**
Institution Name: **US Bank**
Address: **800 Nicollet Mall, Minneapolis, Minnesota, 55402**
Date Opened: **Jun 1, 2025**
Balance (US Dollars): **\$3,008.00**
Estimated: **no**
Owner: **Mark William Johnston**
Co-Owner(s): **N/A**
Divide as follows: **Mark William Johnston should be awarded the entire balance of \$3,008.00 from this money.**

Stock, bond, securities, or money market fund accounts

6. The stock, bond, securities, or money market fund accounts will be divided as follows:

a.

Account Number: **5490**
Account Type: **ETF & Stocks**
Institution Name: **Robinhood**
Address: **85 Willow Road, Menlo Park, CA, 94025**
Date Opened: **Oct 14, 2021**
Balance (US Dollars): **\$3,064.00**
Estimated: **no**
Owner: **Mark William Johnston**
Co-Owner(s): **N/A**
Divide as follows: **Mark William Johnston should be awarded the entire balance of \$3,064.00 from this money.**

7. This other property will be divided as follows:

a.

Description: **Diamond Engagement Ring**
Date acquired: **Mar 1, 2011**
Current value: **\$3,000.00**

Estimated: **yes**

Basis of estimation: **Based on estimates of appraisers**

Ownership after divorce: **Mark William Johnston**

i.

Lender: **N/A**

Address: **N/A**

Amount Owed: **\$undefined**

Date debt acquired: **N/A**

Responsibility after divorce: **N/A**

b.

Description: **Diamond Earrings**

Date aquired:: **May 26, 2018**

Current value: **\$1,900.00**

Estimated: **yes**

Basis of estimation: **Based on estimates of appraisers.**

Ownership after divorce: **Mark William Johnston**

i.

Lender: **N/A**

Address: **N/A**

Amount Owed: **\$undefined**

Date debt acquired: **N/A**

Responsibility after divorce: **N/A**

8. **Britnee Carole Johnston** will receive the following property:

- a. Grey Couch
- b. Light Brown Coffee Tables
- c. Queen Mattress and Bed Frame
- d. Travel Souvenirs: Masks, Russian Doll, Russian Tri-fold, Vietnamese Trifold and Incense Holder; Green Moomin Mug
- e. Rocking Camp Chair (1)
- f. TV Stand
- g. Rugs
- h. IKEA Chair
- i. Window Bench
- j. Patio Furniture

9. **Mark William Johnston** will receive the following property:

- a. King Mattress and Bed Frame
- b. Dining Table, Bench, and Chairs
- c. TV

- d. Camping, climbing, and bike gear
- e. Camp table and office chair
- f. Lamps
- g. Air Filter
- h. Kitchenware
- i. Persian Rug

10. This other property will be divided as follows:

Billie, pet dog, will be under full ownership of Britnee Carole Johnston. However, Britnee Carole Johnston is open to discussing joint custody in the future if and when Mark chooses to initiate that conversation.

Debts

11. Each party will be ordered to assume and pay debts as follows. The party assuming the debt must put the debt in their name and pay it. If they can't put the debt in their name, they must still pay it. If a party pays a debt they are not responsible for, they can recover that amount from the responsible party.

Credit Card Debt

a.

Account Number: **1001**

Institution Name: **American Express**

Address: **N/A**

Amount owed on debt (in US Dollars): **\$1,242.08**

Minimum Monthly Payment (in US Dollars): **\$40.00**

Owner: **Britnee Johnston**

The debt will be paid as follows: **Britnee Carole Johnston will pay the entire debt. Britnee Carole Johnston will provide a copy of the divorce decree to the lender.**

b.

Account Number: **2418**

Institution Name: **REI Co-op Mastercard - Capitol One**

Address: **P.O. Box 60519, City of Industry, CA, 91716-0519**

Amount owed on debt (in US Dollars): **N/A**

Minimum Monthly Payment (in US Dollars): **N/A**

Owner: **Britnee Johnston**

The debt will be paid as follows: **Britnee Carole Johnston will pay the entire debt. Britnee Carole Johnston will provide a copy of the divorce decree to the lender.**

c.

Account Number: **1002**

Institution Name: **American Express**

Address: **NA**

Amount owed on debt (in US Dollars): **\$2,416.00**

Minimum Monthly Payment (in US Dollars): **\$40.00**

Owner: **Mark Johnston**

The debt will be paid as follows: **Mark William Johnston will pay the entire debt. Mark William Johnston will provide a copy of the divorce decree to the lender.**

d.

Account Number: **1339**

Institution Name: **Visa**

Address: **NA**

Amount owed on debt (in US Dollars): **\$714.00**

Minimum Monthly Payment (in US Dollars): **\$40.00**

Owner: **Mark Johnston**

The debt will be paid as follows: **Mark William Johnston will pay the entire debt. Mark William Johnston will provide a copy of the divorce decree to the lender.**

Real property

12. The parties acquired the following real property during the marriage:

a.

Description: **Condo**

Address: **521 E. 5th Ave, #301, Salt Lake City, Salt Lake, Utah 84103 United States**

Tax ID: **09-31-433-010-0000, 09-31-433-053-0000, 09-31-433-054-0000**

Legal Description: **UNIT 301, NORTHRIDGE HEIGHTS CONDM 3.4445% INT. 4685-1043 5103-1304 5435-1780,1781,1782 5458-1332 8830-6194 10216-3535**

Date property acquired: **May 20, 2019**

Names on title: **Mark Johnston, Britnee Johnston**

Original cost: **\$310,000**

Current value: **\$420,000.00**

Property values estimated: **yes**

Estimation basis for property value: **The parties acknowledge that the fair market value of the property is disputed. Mark William Johnston asserts that the value is \$370,000, while Britnee Carole Johnston asserts that the value is \$420,000. Despite this disagreement, the parties have reached an agreement regarding the division of the property.**

Disposal: The total equity in the marital residence has been calculated, and Britnee Carole Johnston's share is determined to be \$57,605. To reflect this: Britnee Carole Johnston will have an equitable lien against the property in the amount of \$57,605. Upon entry of the Divorce Decree, Mark William Johnston will provide the lump-sum payment of \$57,605 to Britnee Carole Johnston. This payment shall be made concurrently with or prior to Britnee Carole Johnston's execution of a quitclaim deed transferring her ownership interest in the property to Mark William Johnston. Once the payment is made and the quitclaim deed is executed, Mark William Johnston shall be solely responsible for submitting the Divorce Decree, the fully executed quitclaim deed, and the declaration page of the homeowner's insurance policy listing him as the sole insured party to the mortgage company, for the purpose of initiating the process to remove Britnee Carole Johnston's name from the VA mortgage loan. Britnee Carole Johnston shall sign any documents necessary to remove her name from the property title or mortgage documentation, to the extent she is listed but not legally obligated on the VA mortgage loan. No refinance shall be required, as Britnee Carole Johnson agrees to an assumption of the VA mortgage loan by Mark William Johnston, thereby removing her name from the loan. Mark William Johnston shall assume full legal responsibility for the mortgage. Mark William Johnston shall be solely responsible for any and all fees associated with the assumption of the mortgage, including any costs related to the preparation and recording of the quitclaim deed. In the event that Mark William Johnston fails to make the required lump-sum payment within 90 days of the Divorce Decree, the property shall be listed for sale with a licensed realtor selected by Britnee Carole Johnston. The parties agree to cooperate in good faith with the listing, marketing, and sale process. Upon the sale of the property, the net proceeds—after deduction of the outstanding mortgage balance, agent commissions, closing costs, and any other recorded liens—shall be divided equally between the parties.

i.

Creditor: Penny Mac, P O BOX 514387, LOS ANGELES, CA, CA, 90051

Names on mortgage: Mark Johnston, Britnee Johnston

Date mortgage acquired: May 20, 2019

Mortgage balance: \$246,266.00

Monthly payment: \$1,274.19

Mortgage values estimated: no

This mortgage will be paid as follows after the divorce: **Mark William Johnston will pay the entire debt. Mark William Johnston will provide a copy of the divorce decree to the lender.**

Business interests

13. The parties' ownership interests in business will be divided as follows:

a.

Business Name: **Johnston and Company**

Description: **Public relations / research and data analysis**

Phone: **(385) 495-0060**

Address: **950 Washington St, Apt 111, Salt Lake City, Utah 84101 United States**

Total Value: **\$0**

Percent owned by Petitioner: **100%**

Percent owned by Respondent: **0%**

Percent owned by Petitioner after divorce: **100%**

Percent owned by Respondent after divorce: **0%**

Alimony

14. Neither party will pay alimony.

Retirement money

Retirement money – retirement accounts

15. The parties have retirement money. The owner of the retirement money Plan Participant must do whatever is necessary for both parties to have full access to information about the pension plan, retirement account, money and benefits. This includes signing any forms needed for release of the information to the other party (Alternate Payee).

16. If the Plan Participant receives any retirement money awarded to the Alternate Payee, the Plan Participant receives that money in a constructive trust for the Alternate Payee. The Plan Participant is ordered to pay the benefit directly to the Alternate Payee within 5 days of its receipt. Information on the pension plans and how they are to be divided is listed below:

a.

Account Number: **9115**

Plan Name: **401a**

Plan Administrator: **Fidelity**

Company Name: **University of Utah**

Address: **900 Salem Street, Smithfield, RI 02917**

Date Opened: **Sep 30, 2024**

Plan Value: **\$11652.61**

This plan is in the name of: **Britnee Carole Johnston**

Divide as follows: **The entire account should be awarded to Britnee Carole Johnston.**

b.

Account Number: **9148**
Plan Name: **401K**
Plan Administrator: **Fidelity**
Company Name: **Zions Bancorp**
Address: **900 Salem Street, Smithfield, RI 02917**
Date Opened: **Jun 15, 2015**
Plan Value: **\$7218.89**
This plan is in the name of: **Britnee Carole Johnston**
Divide as follows: **The entire account should be awarded to Britnee Carole Johnston.**

c.

Account Number: **7444**
Plan Name: **401k**
Plan Administrator: **Fidelity**
Company Name: **Arizona University Systems**
Address: **900 Salem Street, Smithfield, RI 02917**
Date Opened: **Oct 1, 2022**
Plan Value: **\$20061.04**
This plan is in the name of: **Britnee Carole Johnston**
Divide as follows: **The entire account should be awarded to Britnee Carole Johnston.**

d.

Account Number: **0811**
Plan Name: **Roth IRA and 401K**
Plan Administrator: **Utah Retirement Systems**
Company Name: **Utah Retirement Systems**
Address: **PO Box 1590, Salt Lake City, Utah, 84110**
Date Opened: **Mar 28, 2016**
Plan Value: **\$64683.34**
This plan is in the name of: **Britnee Carole Johnston**
Divide as follows: **The entire account should be awarded to Britnee Carole Johnston.**

e.

Account Number: **0330**
Plan Name: **401a**
Plan Administrator: **TIAA**
Company Name: **University of Utah**
Address: **505 Wakara Way Suite 220, Salt Lake City, UT 84108**

Date Opened: **Sep 30, 2024**

Plan Value: **\$68.42**

This plan is in the name of: **Britnee Carole Johnston**

Divide as follows: **The entire account should be awarded to Britnee Carole Johnston.**

f.

Account Number: **0331**

Plan Name: **University of Utah Tax-Deferred Annuity Plan**

Plan Administrator: **University of Utah**

Company Name: **TIAA-CREF Individual & Institutional Services, LLC**

Address: **730 Third Avenue, New York, NY 10017-3206**

Date Opened: **Aug 8, 2016**

Plan Value: **\$76922**

This plan is in the name of: **Mark William Johnston**

Divide as follows: **The entire account should be awarded to Mark William Johnston.**

g.

Account Number: **9115**

Plan Name: **University of Utah 401A**

Plan Administrator: **University of Utah**

Company Name: **Fidelity Investments**

Address: **49 N. 400 W., Salt Lake City, UT, 84101**

Date Opened: **Aug 8, 2016**

Plan Value: **\$107976**

This plan is in the name of: **Mark William Johnston**

Divide as follows: **The entire account should be awarded to Mark William Johnston.**

Retirement money - pensions

17. The parties have retirement money. The owner of the retirement money (Plan Participant) must do whatever is necessary for both parties to have full access to information about the pension plan, retirement account, money and benefits. This includes signing any forms needed for release of the information to the other party (Alternate Payee).

18. If the Plan Participant receives any retirement money awarded to the Alternate Payee, the Plan Participant receives that money in a constructive trust for the Alternate Payee. The Plan Participant is ordered to pay the benefit directly to the Alternate Payee within 5 days of its receipt. Information on the pension plans and how they are to be divided is listed below:

a.

Account Number: **0811**

Plan Name: **URS Pension**

Plan Administrator: **Utah Retirement Systems**

Company Name: **Utah Retirement Systems**

Address: **PO Box 1590, Salt Lake City, Utah, 84110**

Date Opened: **Mar 28, 2016**

Plan Value: **\$0**

This plan is in the name of: **Britnee Carole Johnston**

Divide as follows: **The entire account should be awarded to Britnee Carole Johnston.**

Additional provisions

19. The parties will adhere to the following additional provisions:

a.

Additional Provision: Furniture and personal belongings will be retrieved by a third party or hired movers on Britnee Carole Johnston's behalf within 30 days of entry of the Divorce Decree, with Mark William Johnston being the only party present during the pickup. The parties agree to cooperate in good faith to oversee the fair and orderly distribution of all personal property.

b.

Additional Provision: Britnee Carole Johnston shall take all necessary steps to change the name of her business, currently known as "Johnston and Company," to remove any reference to "Mark Johnston" or any name or element that could reasonably be associated with Mark William Johnston. This name change shall be completed within 60 days of the entry of the Divorce Decree. Britnee Carole Johnston shall also update any relevant business registrations, websites, and promotional materials accordingly. This change is intended to preserve Mark William Johnston's personal and professional identity and avoid confusion or false affiliation.

c.

Additional Provision: Within 30 days of entry of the Divorce Decree, Mark William Johnston shall either refinance the loan for the 2020 Ford Ranger in his sole name or otherwise take all necessary steps to remove Britnee Carole Johnston from any financial obligation related to the vehicle loan. Mark William Johnston shall assume full responsibility for the loan and vehicle, and shall indemnify and hold Britnee Carole Johnston harmless from any and all liability, claims, or obligations arising therefrom.

Duty to sign documents

20. The parties will sign all documents necessary to comply with the divorce decree within 60 days from entry of the decree. If a party fails to sign a document within 60 days, the other party may ask the court to appoint someone to sign the document. (Utah Rule of Civil Procedure 70)

Name after divorce

21. **Britnee Carole Johnston** changed her name when the parties married. **Britnee Carole Johnston**'s name will be **Britnee Carole Nguyen** after the divorce. Judge's signature may instead appear at the top of the first page of this document.

Date	Signature
	
	
Date	Signature
	
	
07/25/2025	
Date	Signature
	

Mark William Johnston

Other Party

Approved as to Form

Certificate of Service

I certify that I filed with the court and am serving a copy of this Divorce Decree on the following people.

a.

Name: **Mark William Johnston**

Method of service: **Email**

Address: **markjohnstonphoto@gmail.com**

Date of Service: **Jul 18, 2025**

07/18/2025

Signature

Date



Printed
Name

Britnee Johnston