

When Recorded Return To:

Deborah H. Degen
1591 South Sunset Drive
Kaysville, UT 84037
csdegen@netscape.net

QUITCLAIM DEED

Chris S. Degen, grantor, hereby quitclaims to **Deborah H. Degen**, grantee, for the sum of \$10 and other good and valuable consideration, all rights, title, interest, and claim in the following described real estate situated in Davis County, Utah:

ALL OF LOT 2, MISTY MEADOWS SUB. CONT. 0.89 ACRES, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

Tax/Parcel ID#: 08-029-0002

Also known by street and number as: 1591 South Sunset Drive, Kaysville, UT 84037.

SIGNED and DATED this 8 day of January 2025.

Kristy Mallory, Clerk of Court Davis County
Chris S. Degen for Chris S. Degen

ACKNOWLEDGEMENT

STATE OF UTAH)
) ss.
COUNTY OF _____)



On this ___ day of January 2025 personally appeared before me **Chris S. Degen**, the signer of the above instrument, who duly acknowledged to me that she executed the same.

NOTARY PUBLIC

The Order of the Court is stated below:

Dated: January 07, 2025
03:41:33 PM

/s/ JULIE WINKLER
District Court Commissioner



3601665
BK 8661 PG 634

Jenna Hatch #13531

PEARSON BUTLER

1802 W South Jordan Parkway, Suite 200

South Jordan, UT 84095

Tel: (801) 495-4104

Email: jenna@pearsonbutler.com

Attorney for Respondent

**IN THE SECOND DISTRICT COURT IN AND FOR DAVIS COUNTY
FARMINGTON DEPARTMENT, STATE OF UTAH**

IN THE MATTER OF THE MARRIGE OF
CHRIS SHAWN DEGEN,
Petitioner,

and

DEBORAH HIGHAM DEGEN,
Respondent.

**ORDER ON HEARING
(December 18, 2024)**

Case No. 194701181
Judge: Jennifer Valencia
Commissioner: Julie Winkler

THIS MATTER came before the court as a review hearing on Respondent's Ex-Parte Motion for Temporary Restraining Order. After listening to oral arguments, the court enters the following as the orders of the Court:

DUE PROCESS OBJECTION

1. The Court finds that Judge Valencia signed the Temporary Restraining Order on November 8, 2024. A hearing was scheduled for November 13, 2024, which Chris attended. Chris had counsel present with him at the hearing, at least in some limited capacity.
2. The parties entered into an agreement at the November 13, 2024, hearing and the Court signed the order on November 25, 2024. A portion of that order was to schedule a review hearing for December 18, 2024.
3. Chris raised an objection for the first time at the hearing on December 18, 2024, alleging a violation of Rule 74 of the Utah Rules of Civil Procedure. Specifically, Chris asserts that the prosecution of a temporary restraining order, prior to the conclusion of the 21-day notice to appear or appoint counsel is violation of his due process. Chris also asserts that the review hearing is a continued violation of his due process. The Court finds that Chris waived a Rule 74 objection when he voluntarily entered into a stipulated agreement on the record at the November 13, 2024, hearing. Moreover, Chris has had counsel-at least in some limited capacity- at both hearings and during the pendency of the review process. Chris cannot voluntarily enter into an agreement on the record in court and contest the agreement at a later date. Accordingly, Chris's Rule 74 objection is denied.

MARITAL HOME

4. The Court find that terms of the parties' agreement are clear. If Chris had not made payment to Deborah prior to this review hearing, the terms of the restraining order will be in effect immediately and Chris will be obligated to vacate the home within 14 days.

5. The record is clear that Chris has not made payment to Deborah prior to the hearing. The court has no discretion to do anything other than enforce the terms of the agreement. Additionally, Deborah has not interfered with Chris's ability to obtain lending to facilitate the payout.

6. As such, the Court orders the following (which represent the terms of the original restraining order):

a. Deborah shall be entitled to buyout Chris from the marital home for the equivalent purchase price of \$380,000.00.

b. Chris shall vacate the marital home with his personal property no later than January 1, 2025 (14 days from the review hearing).

c. Deborah is awarded her reasonable attorney's fees.

d. A writ of assistance shall be issued on January 2, 2025, if Chris has not vacated the property.

7. Additionally, Chris shall execute a quit claim deed transferring the property to Deborah. Chris shall provide that deed to Deborah's counsel within 72 hours. If he has not provided the deed within 72 hours, then the court clerk can sign it on his behalf.

[END OF COURT ORDER. SEE TOP OF FIRST PAGE FOR COURT ENDORSEMENT]

Notice Pursuant to Rule 7(j)(4) of the Utah Rules of Civil Procedure

Notice is hereby given that pursuant to Rule 7(j)(4) of the Utah Rules of Civil Procedure of the District Courts of the State of Utah, that this Order prepared by Respondent's counsel shall be the Order of the Court unless you file an objection in writing within seven (7) days from the date of the service of this notice.

CERTIFICATE OF SERVICE

I hereby certify that on this 19th day of December, 2024, I served a true and correct copy of the foregoing ***ORDER ON HEARING (December 18, 2024)*** via Email attachment:

Rich Casper

RHCasperlaw@gmail.com

Attorney for Petitioner

Chris Degen

csdegen@netscape.net

1581 Sunset Drive

Kaysville, UT 84037

Pro Se

/s/ Jenna Hatch

3601665
BK 8661 PG 639