

**After Recording Return To:**

Lundberg & Associates  
3269 South Main Street, Suite 100  
Salt Lake City, UT 84115

L&A Case No. 05-34291

AL

Parcel ID #: 07-135-0317

E 2339742 B 4464 P 1082  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/6/2008 3:25:00 PM  
FEE \$10.00 Pgs: 1  
DEP eCASH REC'D FOR LUNDBERG & ASSOCIATES

(Space above for County Recorder's use)

**QUIT-CLAIM DEED**

David S. Parkin and Jeremy S. Parkin, grantor, of Davis County, Utah, hereby QUIT-CLAIMS to Philip T. Jessee and Kayla B. Jessee, \*grantee, for the sum of Ten Dollars (\$10.00), and other valuable consideration, the following described tract of land in Davis County, Utah:

Lot 317, CAVE HOLLOW SUBDIVISION PLAT "C", according to the official plat thereof recorded in the office of the County Recorder of said County.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

DATED: 1-22-08

1310 Cave Hollow Lane  
Farmington, UT 84025,

David S. Parkin

Jeremy S. Parkin

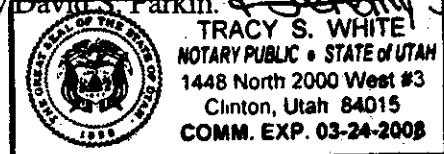
State of Utah

)

County of Davis

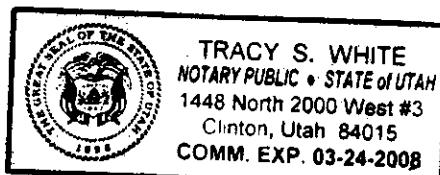
) ss.  
)

The foregoing Quit-Claim Deed was acknowledged before me on 1/22/08,  
by David S. Parkin.



Notary Public

The foregoing Quit-Claim Deed was acknowledged before me on 1/22/08,  
by Jeremy S. Parkin.

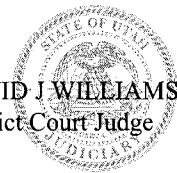


Notary Public

The Order of the Court is stated below:

Dated: June 04, 2025  
05:27:45 PM

/s/ DAVID J WILLIAMS  
District Court Judge



DAVID J. PETERS (# 4388)  
Attorney for Respondent  
Sessions Corner  
505 South Main Street  
Bountiful, Utah 84010  
Telephone: (801) 292-1818  
Email: [davepeterslaw@q.com](mailto:davepeterslaw@q.com)

**IN THE SECOND JUDICIAL DISTRICT COURT OF  
DAVIS COUNTY, STATE OF UTAH**

In the Matter of the Marriage of  
  
PHILIP THAYNE JESSEE,  
  
Petitioner,  
  
vs.  
  
KAYLA BIGLER JESSEE,  
  
Respondent.

**DECREE OF DIVORCE**

Case Number 254700294  
  
Judge David Williams  
Commissioner Julie Winkler

This matter came before the court on the affidavit testimony of Respondent and the Stipulation and Property Settlement Agreement of the parties. Having previously set forth its Findings of Fact and Conclusions of Law, the Court now makes and enters the following:

**DECREE OF DIVORCE**

Petitioner is hereby awarded a Decree of Divorce against Respondent, the same to become final upon entry.

CHILDREN. There have been children born to Petitioner and Respondent as issue of this marriage, none of whom are minors. Accordingly, there are no issues to resolve with regard to custody, time sharing, child support and the like.

ALIMONY. Respondent is hereby awarded alimony in the amount of \$1,200.00 per month in this matter, based upon the length of term of this marriage and the respective

differences in income potential of the parties. Alimony shall commence with the month of May, 2025 and shall continue for 12 monthly payments, through April, 2026.

REAL PROPERTY. During the course of the marriage, the parties have acquired residential real property located on Cave Hollow Lane, Farmington, Utah. This real property of the parties is awarded to Respondent subject to an equitable lien in favor of Petitioner in the amount of \$275,000.00, representing one-half (½) of the present equity in the property.

This real property shall remain titled in joint ownership for not more than one (1) year to allow Petitioner to clear the title of various encumbrances resulting from his past dealings and transactions. During that time Petitioner shall use his best efforts to clear title to the property either by an action for Judicial Deed or an action to quiet title. Petitioner shall accomplish these actions at his sole expense. As a co-owner, Respondent shall co-operate as needed, including being named as a party to legal actions, but she shall not be obligated for any of the costs of such actions, including attorney's fees, filing fees, etc.

Upon completion of such actions and obtaining clear title, but not more than one (1) year from entry of the Decree in this matter, Petitioner shall convey sole ownership of the property to Respondent by quit-claim deed.

However, should any debt, encumbrance, or lien arise with regard to this real property, Petitioner's equity claim, evidenced by the lien granted to him, shall first be utilized to satisfy such claim and shall not be paid to him to the extent of such surviving claim, if any.

The parties estimated and agreed that the current fair market value of the home is \$560,000.00. The current mortgage obligation on the home is \$10,000.00 leaving an agreed upon equity of \$550,000.00 to be divided by the parties. Petitioner's equitable lien shall be due and payable upon the first to occur of the following: