

Tiba Hasan
Name
827 N 350 W
Address
American Fork, Utah 84003
City, State, Zip
385-770-8328
Phone
tebausf@gmail.com
Email

FILED
AUG 13 2026
4th DISTRICT
STATE OF UTAH
UTAH COUNTY

In the Court of Utah

FOURTH Judicial District UTAH County

Court Address 137 NORTH FREEDOM BOULEVARD, PROVO, UT 84606

In the Matter of (select one)

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

Tiba Hasan
(name of Petitioner)

and

Mohanad Abbood
(name of Respondent)

Other parties (if any)

Divorce Decree

264401978

Case Number

Roger W Griffin
Judge

Commissioner (domestic cases)

The court decrees:

Divorce

1. Tiba Hasan is granted a divorce based on the Declaration of Jurisdiction and Grounds signed by Tiba Hasan. The divorce will become final upon entry of the divorce decree.

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

2. Tiba Hasan and Mohanad Abbood 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, **Tiba Hasan** 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: **2017**

Make: **Jeep**

Model: **Cherokee**

VIN: **N/A**

Owner (before divorce): **Tiba Hasan**

Current value: **\$10,000.00**

Amounts Estimated: **yes**

Basis of Estimation: **Online search**

Ownership After Divorce: **Tiba Hasan**

Loan: **N/A**

Bank and credit union accounts

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

a.

Account Number: **0836**

Account Type: **Checking**

Institution Name: **America First Credit Union**

Address: **611 W Pacific Dr, American Fork, UT**

Date Opened: **N/A**

Balance (US Dollars): **\$0.00**

Estimated: **yes**

Estimation basis: **Personal**

Owner: **Tiba Hasan and Mohanad Abbood**

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

Divide as follows: **Mohanad Abbood should be awarded the entire balance of \$0.00 from this money.**

b.

Account Number: **8396**

Account Type: **Checking**

Institution Name: **America First Credit Union**

Address: **611 W Pacific Dr, American Fork, UT**

Date Opened: **N/A**

Balance (US Dollars): **\$10,000.00**

Estimated: **no**

Owner: **Tiba Hasan**

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

Divide as follows: **Tiba Hasan should be awarded the entire balance of \$10,000.00 from this money.**

Debts

6. 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: **8368**

Institution Name: **Visa**

Address: **N/A**

Amount owed on debt (in US Dollars): **\$4,700.00**

Minimum Monthly Payment (in US Dollars): **\$250.00**

Owner: **Mohanad Abbood, Tiba Hasan**

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

b.

Account Number: **3961**

Institution Name: **Visa**

Address: **N/A**

Amount owed on debt (in US Dollars): **\$900.00**

Minimum Monthly Payment (in US Dollars): **\$150.00**

Owner: **Tiba Hasan**

Estimation Basis: **Personal monthly pay**

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

Installment Loan Debt

a.

Account Number: **1461**

Institution Name: **EDfinancial Services**

Address: **Knoxville at 298 North Seven Oaks Drive, Knoxville, TN 37922**

Amount owed on debt (in US Dollars): **\$22,455.00**

Minimum Monthly Payment (in US Dollars): **\$266.00**

Owner: **Tiba Hasn**

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

Real property

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

a.

Description: **House**

Address: **827 N 350 W, American Fork, Utah , Utah 84003 United States**

Tax ID: **40:132:0003**

Legal Description: **3028 square foot single family home has 6 bedrooms and 3.0 bathrooms.**

Date property acquired: **Dec 1, 2020**

Names on title: **Mohanad Abbood, Tiba Hasan**

Original cost: **\$400,000**

Current value: **\$600,000.00**

Property values estimated: **yes**

Estimation basis for property value: **Mortgage application**

Disposal: **Mohanad Abbood will receive sole ownership of this property.**

The total equity to be divided is **\$240000**. Tiba Hasan's share is **\$120000**.

Tiba Hasan will have an equitable lien against the property in the amount of \$120000. Tiba Hasan will sign a quitclaim deed to Mohanad Abbood subject to that lien once the divorce is entered. Mohanad Abbood will pay Tiba Hasan \$120000 to satisfy the lien. Once Mohanad Abbood has paid the lien, Tiba Hasan will sign any documents necessary to remove the lien from the property.

i.

Creditor: **N/A**

Names on mortgage: **Mohanad Abbood**

Date mortgage acquired: **Dec 1, 2020**

Mortgage balance: **\$360,000.00**

Monthly payment: **\$2,181.00**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Mohanad Abbood will**

pay the entire debt. Mohanad Abbood will provide a copy of the divorce decree to the lender.

Alimony

8. Neither party will pay alimony.

Retirement money

Retirement money – retirement accounts

9. 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).

10. 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: **9330**

Plan Name: **401**

Plan Administrator: **CLOWARD H20**

Company Name: **JOHN HANCOCK**

Address: **350 S 400 W, LINDON, UT 84042**

Date Opened: **Jan 3, 2022**

Plan Value: **\$56573**

This plan is in the name of: **Mohanad Abbood**

Divide as follows: **The entire account should be awarded to Mohanad Abbood.**

Duty to sign documents

11. 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)

Judge's signature may instead appear at the top of the first page of this document.

8-13-26, 10:06 AM
Date

Signature

Judge

►

ROGER W. GREEN

ROGER W. GREEN



N/A Date Signature ▶ N/A

Commissioner N/A

Approved as to Form.

Other Party Signature ▶ MMA 08/07/2026

Other Party Name Mohanad Abbood

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: Mohanad Abbood

Method of service: Hand Delivery

Address: 827 N 350 W, American Fork, UT84003

Date of Service: Jul 31, 2026

07/31/2026 Date Signature ▶ Tiba Hasan

Printed Name Tiba Hasan