

FILED

SEP 24 2026

4TH DISTRICT
STATE OF UTAH
UTAH COUNTY

Arman Bagdasarov

Name

3106 N Firefly Blvd

Address

Eagle Mountain, Utah 84005

City, State, Zip

818-649-4225

Phone

armbag1@gmail.com

Email

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)

Arman Bagdasarov

(name of Petitioner)

and

Brittany Jayne Bagdasarov

(name of Respondent)

Other parties (if any)

Divorce Decree

264402299

Case Number

Johnson

Judge

Ito

Commissioner (domestic cases)

The court decrees:

Divorce

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

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

2. **Arman Bagdasarov** and **Brittany Jayne Bagdasarov** 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, **Arman Bagdasarov** 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.

Debts

4. The parties are not aware of any debts from the marriage. If any debts exist, each debt will be the responsibility of the party who incurred the debt.

Real property

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

a.

Description: **House**

Address: **3106 N Firefly Blvd, Eagle Mountain, Utah, Utah 84005 United States**

Tax ID: **39:384:0308**

Legal Description: **Lot 308, FIREFLY NPA 8 PHASE A PLAT 3, according to the official plat thereof as recorded in the office of the Utah County Recorder.**

Date property acquired: **Apr 16, 2025**

Names on title: **Brittany Bagdasarov, Arman Bagdasarov, and Kirk Brown, as joint tenants**

Original cost: **\$589,122**

Current value: **\$620,000.00**

Property values estimated: **yes**

Estimation basis for property value: **Other near by homes for sale**

Disposal: **The marital home located at 3106 N Firefly Blvd, Eagle Mountain, Utah 84005 is currently listed for sale and shall be sold. Brittany Jayne Bagdasarov shall have exclusive use and possession of the property until the sale closes. Until closing, Arman Bagdasarov and Brittany Jayne Bagdasarov shall each pay one half of the monthly mortgage payment. The parties' combined share of the net proceeds remaining after payoff of the mortgage**

and payment of customary costs of sale shall be divided equally between Arman Bagdasarov and Brittany Jayne Bagdasarov, fifty percent to each. If the net proceeds are insufficient to pay the mortgage and the costs of sale in full, Arman Bagdasarov and Brittany Jayne Bagdasarov shall each pay one half of the shortfall at closing. Neither party shall seek reimbursement or a credit at closing from the other party for any amount either party has paid toward the property. This sentence does not limit either party's obligation to pay one half of any shortfall at closing.

i.

Creditor: **N/A**

Names on mortgage: **Brittany Bagdasarov, Arman Bagdasarov, and Kirk Brown**

Date mortgage acquired: **Apr 16, 2025**

Mortgage balance: **\$579,078.55**

Monthly payment: **\$3,980.42**

Mortgage values estimated: **no**

This mortgage will be paid as follows after the divorce: **Until the property is sold, Arman Bagdasarov and Brittany Jayne Bagdasarov shall each pay one half of the monthly mortgage payment. Upon the sale of the property, the mortgage shall be paid in full from the proceeds of the sale at closing. If the proceeds are insufficient to pay the mortgage in full, Arman Bagdasarov and Brittany Jayne Bagdasarov shall each pay one half of the shortfall at closing. Brittany Jayne Bagdasarov will provide a copy of the divorce decree to the lender.**

Alimony

6. Neither party will pay alimony.

Retirement money

7. The parties do not need a court order about retirement money.

Duty to sign documents

8. 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

9. **Brittany Jayne Bagdasarov** changed **her** name when the parties married. **Brittany Jayne Bagdasarov's** name will be **Brittany Jayne Brown** after the divorce.

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

24 Sep 2026
Date

Signature ▶

Almf Johnson

Judge



Date

Signature ▶

Commissioner _____

Approved as to Form.

Other Party
Signature ▶

Brittany Jayne Bagdasarov

Other Party Name Brittany Jayne Bagdasarov

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: **Brittany Jayne Bagdasarov**

Method of service: **Email**

Address: **brittanyjaynebrown@gmail.com**

Date of Service: **Sep 4, 2026**

Signature

09/04/2026

Date

▶ Arman Bag

Printed

Arman Bagdasarov

Name