



LAW OFFICES OF BOND & BOND, LLC

JUSTIN C. BOND #8047

ALISON D. BOND #11439

2405 N. Hillfield Rd., Ste. B

Layton, UT 84041

Phone (801) 779-9230

alison@bondandbond.net

**IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH**

<i>In the matter of the marriage of:</i> SATTAR N. TABRIZ, Petitioner, and SANDRA VELEZ, Respondent.	DECREE OF DIVORCE Civil No. 264901885 Judge: Trease Comm: Luhn
---	--

That upon Stipulation and good cause appearing, and the Court being fully
advised in the premises and having made and entered its Findings of Fact and
Conclusions of Law now therefore,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

1. **DECREE OF DIVORCE.** The parties are hereby granted a mutual Decree of
Divorce, the same to become final upon entry.
2. **RESIDENCY.** The Petitioner and Respondent are residents of Salt Lake County,
State of Utah, and have been so for more than three months preceding the filing of
this action.

3. **MARRIAGE AND SEPARATION.** The Petitioner and Respondent are husband and wife, having been married one to the other on January 14, 2021, in Salt Lake City, Salt Lake County, State of Utah.
4. **PRENUPTIAL AGREEMENT.** The parties entered into a Prenuptial Agreement on December 18, 2020, which shall resolve many issues in this action.
5. **GROUND FOR DIVORCE.** During the course of the marriage the parties have experienced irreconcilable differences thereby destroying the legitimate purpose of matrimony and making continuation of the marriage impossible.
6. **CHILDREN.** The parties have no children as issue of this marriage.
7. **REAL PROPERTY.** Petitioner shall be awarded as his sole and separate property all real property listed in *Exhibit A* free and clear of Respondent's interest, and Respondent shall be awarded as her sole and separate property all real property listed in *Exhibit B* free and clear of Petitioner's interest.
8. The parties own real property located at 3185 E. Chula Vista Circle, Cottonwood Heights, UT 84121 as joint tenants with rights of survivorship. Pursuant to the terms of the Prenuptial Agreement dated December 18, 2020, the home will be sold and the net proceeds distributed 50% to Petitioner and 50% to Respondent.
9. The parties own real property located in the Dominican Republic. Pursuant to the terms of the Prenuptial Agreement dated December 18, 2020, the parties agreed the home would be sold and the net proceeds distributed 50% to Petitioner and 50% to Respondent. However, Petitioner has agreed to waive his interest in the

Dominican Republic property, and therefore, the home shall be awarded to Respondent free and clear from Petitioner's interest.

10. **PERSONAL PROPERTY.** Petitioner shall be awarded as his sole and separate property all personal property listed in ***Exhibit A*** free and clear of Respondent's interest, and Respondent shall be awarded as her sole and separate property all personal property listed in ***Exhibit B*** free and clear of Petitioner's interest.

- a. The parties shall each be awarded their separate property, inherited property and any property brought to the marriage.
- b. Each party shall be awarded their primary vehicle. Petitioner has agreed to pay off the loan associated with Respondent's vehicle (Mercedes), and therefore is ordered to be responsible for the same.
- c. Petitioner and Respondent are ordered to sign all necessary documents to effectuate the transfer of ownership of the vehicles.
- d. All other personal property shall be divided as the parties otherwise agree.

If the parties cannot agree, then the property will be sold and the proceeds divided evenly between the parties.

11. **BUSINESS INTERESTS.** Petitioner shall be awarded all of his business interests free and clear from Respondent's interest.

12. **FINANCIAL ACCOUNTS.** All financial accounts shall be awarded as listed in Exhibits A and B respectively, free from the other party's interest.

13. **INVESTMENT ACCOUNTS.** Each party shall awarded their own investment accounts free and clear of the other party's interest.
14. **RETIREMENT ACCOUNTS.** Pursuant to paragraph 10A of the Prenuptial Agreement, and due to the length of the marriage being less than 10 years, each party waives any and all interest in the other party's retirement account.
15. **DEBTS.** The parties have no marital debt. Petitioner shall be responsible for all debts listed in ***Exhibit A***, holding Respondent harmless from all liability therefrom. Respondent shall be responsible for her separate debts, holding Petitioner harmless from all liability therefrom. All debts shall be the responsibility of the party named on the debt with the exception of Respondent's vehicle loan which Petitioner has been ordered to pay.
16. **LIFE INSURANCE.** Respondent shall be awarded her life insurance policy: Family Minnesota Life Insurance. Petitioner shall be awarded his life insurance policy. Each party is free to change the beneficiaries on their respective policies.
17. **ALIMONY.** The parties married in 2021 and are divorcing in 2026, meaning they were married for five years. Pursuant to the terms of paragraph 8e of the Prenuptial Agreement, beginning in April 2026, Petitioner shall pay Respondent twenty thousand dollars and no cents (\$20,000.00) per year for a period of five years. Each payment shall be made by the 5th day of April of each year the payment is due.

18. **DUTY TO SIGN DOCUMENTS.** The parties are ordered to sign and fully execute whatever documents are necessary for the implementation of the provisions of their Decree of Divorce. Should a party fail to execute a document within 60 days of the entry of their Decree, the other party may bring a Motion to Enforce at the expense of the disobedient party and ask that the Court appoint some other person to execute the document pursuant to Rule 70 of the Utah Rules of Civil Procedure. Any document executed pursuant to Rule 70 has the same effect as if executed by the disobedient party.

19. **MEDIATION REQUIRED PRIOR TO MODIFICATION.** Prior to any Petition being filed to change any provision of the final Decree of Divorce, the parties must attempt to resolve the issue through mediation.

END OF ORDER

THE COURT'S ORDER APPEARS AT THE TOP OF THE FIRST PAGE

APPROVED AS TO FORM

/s/ Sandra Velez, signed by Alison D. Bond w/ permission
from Sandra Velez via signature on original document

Sandra Velez
Respondent

EXHIBIT A
SATTAR N. TABRIZ, PETITIONER

REAL PROPERTY

1. 231 W 800 S Washington St.
2. 231 W 821 S Washington St.
3. 825 S. Washington St.
4. 831 S. Washington St.
5. 835 S. Washington St.
6. 8780 West Main St., Magna
7. 24 Courthouse Sq., Unit 902 Rockville MD
8. 209 South Mill Road, Heber City, UT
9. 1429 E Roosevelt Ave.,
10. 834 W 200 N, Hoyt Pl.
11. 833 W 200 N, Hoyt Pl.
12. Family Property, Alljea, Hashtreed, Azderbajan, Iran
13. Family Property, Sarkarat Ave, Tabriz, Iran

PERSONAL PROPERTY

1. Persian Rugs – 15 original rugs in various sizes
2. Family Heirlooms – Heirlooms, jewelry, etc.
3. Household Furnishings – Original paintings, furniture and decorations
4. Vehicles:
 - a. 1965 Mustang
 - b. 2018 HSE
 - c. 2017 F-150

BUSINESS INTERESTS

1. SNT Enterprises, LLC

FINANCIAL ACCOUNTS

1. Mountain America Credit Union – Business
2. University Federal Credit Union – Personal
3. Key Bank – Personal
4. Chase – Personal
5. Wells Fargo – Personal
6. Mountain America Credit Union – Personal

INVESTMENTS

1. Sovereign Global Advisors

DEBTS:

1. Capital One Visa – business
2. Capital One Visa – personal
3. UD Bank – Flex Perks – business
4. Delta Sky Miles – personal

5. Discover – personal
6. US Bank - personal

EXHIBIT B
SANDRA VELEZ, RESPONDENT

REAL PROPERTY

1. 465 E 6770 S, Midvale, UT

PERSONAL PROPERTY

1. ?
2. Vehicles
 - a.

FINANCIAL ACCOUNTS

1. Personal bank accounts at Mountain America Credit Union

LIFE INSURANCE

1. Family Minnesota Life Insurance Policy
Solar Villa Gonzalez?