

WHEN RECORDED MAIL TO:
Tyler Cazier Real Estate, Inc.
522 South 880 West
Orem, UT 84058

ENT 48157:2025 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 27 03:34 PM FEE 40.00 BY KR
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

TRUST DEED

THIS TRUST DEED is made this 27th day of June, 2025, **Logan Zylstra**, as Trustor,

Gregory G. Hansen, Esq., as Trustee, and

Tyler Cazier Real Estate, Inc., as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property located at **916 SOUTH 200 EAST, OREM, UT 84058** situated in Utah County, UT.

LOT 11, BLOCK 1, GENEVA GARDENS SUBDIVISION, OREM, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Tax Serial Number: 40-012-0011

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof,

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$75,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property (via monthly payment of the underlying mortgage payment), to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate hazard and fire insurance to cover the replacement value of all structures and improvements on said property, listing the Lender as the mortgagee, to pay all costs and expenses of collection (including Trustee's fees in event of default in payment of the indebtedness secured hereby) and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

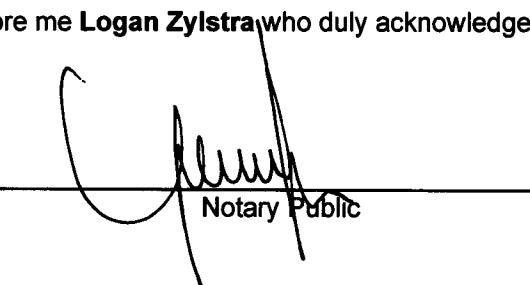
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.



Logan Zylstra

STATE OF UTAH
COUNTY OF UTAH

On the 27th day of June, 2025, personally appeared before me **Logan Zylstra** who duly acknowledged to me that he executed the same.



Notary Public