



COLLINS RUPP P.C.

Logan E. Collins, 16023
Yvette Donosso, 8667
563 West 500 South, Suite 400
Bountiful, UT 84010
Telephone: (385) 777-2753
logan.collins@collinsrupp.law
yvette.donosso@collinsrupp.law
Attorney for Taylor Dyer

**IN THE THIRD DISTRICT COURT IN AND FOR
TOOELE COUNTY, STATE OF UTAH**

In the Matter of the Marriage of:	DECREE OF DIVORCE
TAYLOR JACQUELINE DYER, Petitioner,	
and	
DEVIN JAMES DYER, Respondent.	Case No. 254300560 Judge: L. Douglas Hogan Commissioner: Renee Blocher

In accordance with Utah Code 81-4-401(2), the above-captioned matter came before the court for consideration absent a hearing. Pursuant to the *Stipulation and Property Settlement Agreement*, a judgment for a divorce can be entered. The court, having reviewed the pleadings on file herein, and having entered its *Findings of Fact and Conclusions of Law*, does now ORDER, ADJUDGE, and DECREE as follows:

1. The parties are awarded a Decree of Divorce on the grounds of irreconcilable differences, the same to become final upon entry by the court clerk

JURISDICTION AND GROUNDS

2. Taylor Dyer was a resident of Tooele County, State of Utah at the time of and for three months immediately prior to filing this action.

3. Devin Dyer was a resident of Tooele County, State of Utah at the time of and for three months immediately prior to the filing this action.
4. During the marital relationship the parties resided in the state of Utah and this court has jurisdiction over both parties pursuant to Utah Code 30-3-1(2)(2008 as amended).
5. Taylor Dyer and Devin Dyer were married on April 19, 2018, in West Jordan, Utah, and are presently married. The parties separated on or about November 23, 2025, and do not currently reside together.
6. There are no minor children born as an issue of the parties' relationship, and none are expected.
7. During the course of the marriage, the parties have experienced irreconcilable differences that have prevented the parties from pursuing a viable marriage relationship.
8. This Petition is being filed as a Tier 4 case because it is a domestic matter.

DEBTS AND OBLIGATIONS

9. **Separate Debts:** Each party shall be responsible for any debts held solely in their own name that were incurred during the marriage and/or since the date of separation, except for the Synchrony Bank debts addressed below.
10. **Synchrony Debt:** If the equity from the real property is insufficient to satisfy the Synchrony debt in full, any remaining balance shall be divided equally between the parties. Devin shall pay his portion of any remaining Synchrony debt directly to Synchrony within fourteen (14) days following closing on the real property. The remaining Synchrony debt shall thereafter be assigned solely to Taylor in the Decree of Divorce.

a. The Synchrony debt includes all balances on Synchrony accounts listed in Taylor's Financial Declaration dated February 13, 2026, together with any accrued interest, less any payments of \$700.00 or more per month made by Taylor to Synchrony as set forth herein.

PERSONAL PROPERTY

11. The parties shall retain the personal property currently in their respective possession.
12. Each party shall retain the vehicle currently in their possession as their sole and separate property, free and clear of any claim by the other party. Each party shall be solely responsible for any associated debt and shall indemnify and hold the other party harmless therefrom.

RETIREMENT ASSETS

13. During the course of the marriage, Taylor Dyer and/or Devin Dyer have acquired pensions, retirement benefits, 401(k)s, IRAs, and/or deferred compensation plans. The parties shall keep the retirement assets in their own names free and clear from any claim by the other party.

REAL PROPERTY

14. During the marriage, the parties have acquired an interest in real property, commonly known as 875 W 1220 S, Tooele, UT 84032.
15. Until the real property is sold, Devin shall continue making the mortgage payments, and Taylor shall continue making payments toward the Synchrony debt in a minimum amount of \$700.00 per month.
- a. If the property remains unsold as of January 1, 2027, the parties agree to contact the lender to pursue a short sale or similar loss-on-sale resolution.

b. For tax purposes, Devin shall claim mortgage interest deductions for tax year 2025, and Taylor shall claim such deductions for tax year 2026, alternating annually until the property is sold.

16. Preparation for Sale: Devin shall be responsible for completing repairs or paying for repair professionals as reasonably recommended in writing by the realtor to facilitate the sale of the property. Taylor shall approve any recommended repair work in writing. Taylor has already approved the following items:

- a. Replace the flooring in the bedroom (using existing flooring on hand);
- b. Continue the installation of purchased bath insert in the downstairs bathroom;
- c. Install the stair banister/railing; and
- d. Complete yard tidying, including edging and placing fresh mulch around garden beds (as needed).

17. Devin shall be reimbursed for all reasonable and actual out-of-pocket expenses related to the real property, upon submission of supporting receipts, at the time of sale, and before remaining net equity is equally divided between the parties. Any labor performed by Devin in connection with repairs or improvements shall be provided without charge. Such labor may include cleaning, minor repairs, or other work recommended in writing by the realtor to facilitate sale.

18. Order of Payoff: The net equity¹ from the sale of the real property shall be distributed as follows:

¹ Net Equity shall be defined as the gross sales price minus the mortgage balance, realtor commissions, and standard closing cost; as well as paying off the Synchrony debt if allowed by the title company.

a. Synchrony Debt – The Synchrony debt shall be paid in full at closing if permitted by the title company. If not, it shall be paid prior to any division of equity between the parties.

b. Devin Reimbursement – Devin shall be reimbursed for approved repair expenses as described above.

i. The Synchrony debt shall be paid in full prior to any reimbursement to Devin. If Synchrony cannot be paid in full, Devin shall not receive reimbursement.

c. Remaining Equity – Any remaining net equity shall be divided equally between the parties, one-half to each.

MISCELLANEOUS

19. Alimony: Both parties to this action are able-bodied and employed, and neither party should be awarded any alimony from the other.

20. Restoration of Maiden Name: Taylor Jacqueline Dyer's name should be restored to Taylor Jacqueline Johnson, if she so chooses.

21. Attorney Fees: Each party shall be responsible for their own attorney's fees and costs incurred in connection with this matter.

22. Mutual Restraining Order: The parties should be permanently restrained from bothering, harassing, annoying, threatening, and/or harming the other party at any time or in any place.

23. Delivery of Documents and Duty to Sign Documents: Each party should be ordered to execute and deliver to the other such documents as are required to implement the provisions of

the Decree of Divorce entered by the court. Should a party fail to execute a document within 90 days of the entry of their divorce decree, the other party may bring a Motion to Enforce before the court, at the expense of the disobedient party. Under a Motion to Enforce, the court may 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.

24. Interpretation/Applicability: This document should be governed by Utah law in all respects. Any references to Utah statute herein should mean the Utah Code in effect as of the date of entry of the final order.

25. Severability: If a provision of the order resulting from this complaint is or becomes illegal, unenforceable, or invalid in any jurisdiction, it should not affect: (1) the enforceability or validity in that jurisdiction of any other provision of the order, or (2) the enforceability or validity in other jurisdictions of that or any other provision of the order.

26. Disclosure: The parties acknowledge that each has fully and completely disclosed to the other all assets of every kind and nature known to him or her in which he or she may have any interest whatsoever, and that this Agreement encompasses and deals with all such assets and that there are no assets or liabilities contingent or otherwise that have not been disclosed in connection with the final settlement of this matter through the financial declarations and as herein set forth and to be distributed between the parties. If it is later discovered that a party failed to disclose an asset, the other party may be awarded the entirety of that asset.

27. Full Settlement: Contingent on the court entering final orders fully consistent with the terms hereof, this Agreement shall fully and finally resolve both parties' pending petitions for

divorce. The terms set forth herein shall affect a full and complete settlement of all claims and disputes between the parties, and supersedes any prior oral or written agreements between them. Both parties acknowledge that this Agreement is a compromise settlement agreement resolving disputed claims, and that the terms hereof cannot be construed as an admission of any kind of fault or wrongdoing on the part of either party. Without limiting the generality of the foregoing, each party hereby represents and warrants that he/she/they: has conducted all discovery that he/she/they wishes to conduct and is satisfied that he/she/they has adequate information to settle this case; has carefully read this Agreement and had ample opportunity to discuss the terms hereof with independent legal counsel of his/her/their own choosing; understands the foregoing and intends and agrees to be bound hereby of his/her/their own free will and volition (free from duress, coercion, or undue influence of any kind); and attests that the above terms are fair, equitable, reasonable.

28. No Construction Against Drafter: Each of the parties understands, acknowledges, and agrees that they have contributed to drafting this Agreement, and specifically, intentionally, and knowingly waive any right to allege, assert, or claim the benefit of any rule requiring construction against the drafting party.

[SEE TOP OF FIRST PAGE FOR COURT ENDORSEMENT]

APPROVED AS TO FORM AND CONTENT:

/s/ Donna Drown

Donna Drown

Attorney for Devin James Dyer

NOTICE PURSUANT TO RULE 7(j) OF THE UTAH RULES OF CIVIL PROCEDURE

DEVIN JAMES DYER: Notice is hereby given that pursuant to Rule 7(j) of the Utah Rules of Civil Procedure of the District Courts of the State of Utah that this Order prepared by Taylor Dyer's counsel shall be the Order of the court unless you file an objection in writing within seven (7) days from the date of the service of this notice.

CERTIFICATE OF SERVICE

I hereby certify that on this 25th day of June, 2026, I personally served a true and correct copy of the foregoing **DECREE OF DIVORCE** via Electronic Mail to:

Donna Drown

dldrownjd@gmail.com

Attorney for Devin James Dyer

/s/ Yvette Donosso

Yvette Donosso

Attorney for Taylor Dyer