

Dunn Law Firm
110 W. Tabernacle
St. George, Utah, 84770

John Garth Massaro
5635 N. 1320 N.
St. George, Utah 84770

AFFIDAVIT OF SUCCESSOR TRUSTEES

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

1. This Affidavit is given to evidence the death of JOHN ANTHONY MASSARO, Trustee of THE JOHN ANTHONY & BETH-ANNE MASSARO REVOCABLE LIVING TRUST, dated April 25, 2013 and amended on July 16, 2018, and June 20, 2025.

3. I know JOHN ANTHONY MASSARO, to be the same person who is named as Trustee of Trustee of THE JOHN ANTHONY & BETH-ANNE MASSARO REVOCABLE LIVING TRUST, dated April 25, 2013, and amended on July 16, 2018 and June 20, 2025, on the referenced document and in the records of the Washington County Recorder, regarding the following described property, referenced by the following and Legal Description:

5. By virtue of said Death Certificates and the above-referenced Trust Agreement, Affiant,

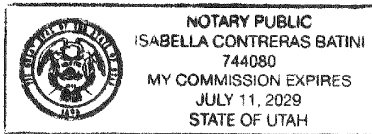
does hereby declare that the conditions for the appointment of Successor Trustee have been met and that, pursuant to said Trust Agreement, the Affiant is now authorized as Sole Successor Trustee to hold, convey, or otherwise distribute, encumber, or manage the Trust assets. This includes (but is not limited to) certain real property located at the general address 1385 W 625 N Street, Saint George UT, 84770, APN: SG-GS-4-11, more specifically described in the attached Exhibit "B".

Dated this 20th day of October, 2025.

JOHN GARTH MASSARO

STATE OF UTAH)
)
) : ss.
COUNTY OF WASHINGTON)

On the 20th day of October 2025, personally appeared before me, Isabella Contreras ^{attorney}, a Notary Public, proved to me on the basis of satisfactory evidence to be JOHN GARTH MASSARO, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

EXHIBIT A
Death Certificate of:
JOHN ANTHONY MASSARO

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

Certificate of Death

State File Number: 2025013499

John Anthony Massaro

Decedent Information

Date of Death: **July 31, 2025**
City of Death: **St George**
Age: **72**
Place of Birth: **Orville, Ohio**
Armed Services: **No**
Usual Occupation: **Registered Nurse**
Education: **Bachelor's Degree**
Facility Type: **Home**
Spouse's Name: **Beth Anne Porter (deceased)**
Father's Name: **John Roland Massaro**
Mother's Name: **NeDean Ford**

Time of Death: **22:53**
County of Death: **Washington**
Date of Birth: **January 11, 1953**
Sex: **Male**
Marital Status: **Widowed**
Industry/Business: **Nursing**
Residence: **St George, Utah**
Facility or Address: **1385 West 625 North**

Informant Information

Name: **John G Massaro**
Relationship: **Son**
Mailing Address: **5635 North 1320 West, St George, Utah 84770**

Disposition Information

Method of Disposition: **Burial**
Place of Disposition: **Santa Clara City Cemetery, Santa Clara, Utah**
Date of Disposition: **August 9, 2025**

Funeral Home Information

Funeral Home: **Metcalf Mortuary**
Address: **288 West St George Blvd, St George, Utah 84770**
Funeral Director: **Todd C Bonzo**

Medical Certification

Certifying Physician: **Cort B Leavitt MD, Intermountain Medical Center, 1380 East Medical Center Drive, St George, Utah 84790**

Cause of Death

End-stage liver cirrhosis

Due to (or as a consequence of): **Nonalcoholic fatty liver disease**
Other significant conditions: **Portal hypertension, hypertension, diabetes mellitus**
Tobacco Use: **Non-user**
Medical Examiner Contacted: **No** Autopsy Performed: **No** Manner of Death: **Natural**

Date Registered: **August 5, 2025**
Record Status: **Registered**

Date Issued: **August 5, 2025**

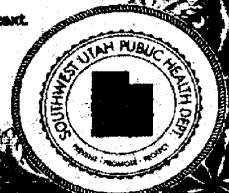
This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
Security features of this official document include: Intaglio Border, V & R Images in top cyclists, and Intaglio microtext.
This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.



Nicole Bissot
Nicole Bissot, MPH, MCHES
State Registrar
Rev. 12/04



David W. Blodgett
David W. Blodgett, MD, MPH
Director/Health Officer



ANY ALTERATION OR ERASURE VOID THIS CERTIFICATE

EXHIBIT B

LEGAL DESCRIPTION

LOT 11 AND 12. BLOCK 4. GRAHAM SUBDIVISION, A SUBDIVISION
ACCORDING TO THE OFFICAL PLAT THEREOF, ON FILE ON THE OFFICE OF
THE COUNTY RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

Tax I.D. No. SG-GS-4-11
