

Affidavit & Death Certificate Page 1 of 5
Gary Christensen Washington County Recorder
11/05/2025 09:03:53 AM Fee \$40.00 By DUNN LAW
FIRM

Recorded at Request of:

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

Mail Tax Notice to:

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

APN: SG-GS-4-11

AFFIDAVIT OF SUCCESSOR TRUSTEES

STATE OF UTAH)
: SS.
COUNTY OF WASHINGTON)

JOHN GARTH MASSARO, being of legal age and being first duly sworn, depose and state as follows:

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.
2. Affiant hereby certifies that 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, is the same JOHN ANTHONY MASSARO whose name appears on the death certificate attached hereto as Exhibit "A".
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:

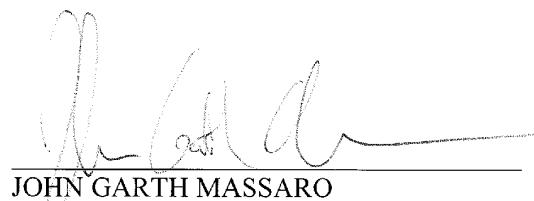
**LOT 11 AND 12. BLOCK 4. GRAHAM SUBDIVISION, A SUBDIVISION
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE ON THE
OFFICE OF THE COUNTY RECORDER OF WASHINGTON COUNTY,
STATE OF UTAH.**

4. Pursuant to the terms of the Trust Agreement, upon the death of the sole remaining Trustee, the alternate/successor is JOHN GARTH MASSARO.

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".

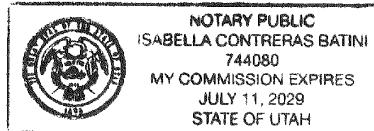
Dated this 20th day of October, 2025.



JOHN GARTH MASSARO

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On the 20th day of October 2025, personally appeared before me, Isabella Contreras Batini, 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.



Isabella Contreras Batini
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	Time of Death:	22:53
City of Death:	St George	County of Death:	Washington
Age:	72	Date of Birth:	January 11, 1953
Place of Birth:	Orville, Ohio	Sex:	Male
Armed Services:	No	Marital Status:	Widowed
Usual Occupation:	Registered Nurse	Industry/Business:	Nursing
Education:	Bachelor's Degree	Residence:	St George, Utah
Facility Type:	Home	Facility or Address:	1385 West 625 North
Spouse's Name:	Beth Anne Porter (deceased)		
Father's Name:	John Roland Massaro		
Mother's Name:	NeDean Ford		

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
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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	Date Issued:	August 5, 2025
Record Status:	Registered		

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 cyclone, and Intaglio microtext.
 This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.

Nicole Bissell
Nicole Bissell, MPH, MCES
State Registrar

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

SOUTHWEST UTAH PUBLIC HEALTH DISTRICT

ANY ALTERATION OR ERASURE VOIDS 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