



W3394759

E# 3394759 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
24-Nov-25 0240 PM FEE \$40.00 DEP SD
REC FOR: CHICAGO TITLE AGENCY OF UTAH, LLC
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Lynn Martin
John Lars Larsen Living Trust U/A dated April
29, 2013
2048 Lake Mesa Drive
Farmington, UT 84025

**AFFIDAVIT OF SUCCESSOR TRUSTEE(S)
UPON DEATH OF TRUSTEE(S)**

STATE OF Utah

COUNTY OF Salt Lake

Lynn Martin, being of legal age and being first duly sworn, deposes and states as follows:

1. This Affidavit is given to evidence the death of John Lars Larsen, Trustee(s) of John Lars Larsen Living Trust U/A dated April 29, 2013 and to establish Lynn Martin as Successor Trustee(s) of said trust.
2. Affiant hereby certifies that John Lars Larsen listed as Trustee(s) of John Lars Larsen Living Trust U/A dated April 29, 2013 is one and the same person as John Lars Larsen, Decedent, who is named in that Certificate of Death, local file no. 2023010642, a certified copy of which is attached hereto and by this reference made a part hereof.
3. By virtue of said Death Certificate and the above referenced Trust Agreement, Affiants do hereby declare that the conditions for the appointment of Successor Trustee(s) have been met and that, pursuant to said Trust Agreement, the Affiant(s) are now authorized as Successor Trustee(s) to sell, convey, or otherwise distribute, encumber or manage the Trust assets. This affidavit is given with specific reference to the sale, conveyance, or other distribution form the Trust Estate of that certain real property located in Weber County, State of Utah, and more particularly described as follows:

Tax Parcel No.: 15-090-0056

Property: 4201 W 2550 S, Ogden, UT 84401-9713

For APN/Parcel ID(s): 15-090-0056 SW

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 595 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 100 FEET; THENCE EAST 53 FEET; THENCE NORTH 100 FEET; THENCE WEST 53 FEET TO THE PLACE OF BEGINNING AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 595 FEET AND SOUTH 0D17'30" WEST 100 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 33; RUNNING THENCE EAST 53 FEET; THENCE SOUTH 0D17'30" WEST 29.5 FEET; THENCE WEST 53 FEET; THENCE NORTH 0D17'30" EAST 29.5 FEET TO THE POINT OF BEGINNING.

AFFIDAVIT (SUCCESSOR TRUSTEE)
(continued)

Dated this 24th day of November, 2025.

John Lars Larsen Living Trust U/A dated April 29, 2013

BY: Lynn Martin
Lynn Martin
Successor Trustee

State of UTAH

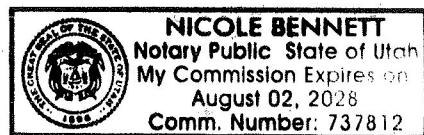
County of Salt Lake

Subscribed and sworn to before me on this 24 day of November, in the year 2025, by
Nicole Bennett

Witness my hand and official seal.

Signature: Nicole Bennett

(Seal)



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

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CERTIFICATE OF DEATH

State File Number: 2023010642

John Lars Larsen

DECEDENT INFORMATION

Date of Death:	June 27, 2023	Time of Death:	10:45
City of Death:	Layton	County of Death:	Davis
Age:	83	Date of Birth:	May 6, 1940
Place of Birth:	Preston, Idaho	Sex:	Male
Armed Services:	Yes	Marital Status:	Widowed
Spouse's Name:		Usual Occupation:	Electrician
Industry/Business:	Department of Defense	Education:	Some College but No Degree
Residence:	Ogden, Utah	Father's Name:	Christian J Larsen
Mother's Name:	Orba Jorgensen	Facility Type:	Hospital Inpatient
Facility or Address:	Davis Hospital and Medical Center		

INFORMANT INFORMATION

Name:	Lynn W. Martin	Relationship:	Daughter
Mailing Address:	2098 Lake Mesa Drive South, Syracuse, Utah 84075		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	West Weber Cemetery, Ogden, Utah
Date of Disposition:	July 3, 2023

FUNERAL HOME INFORMATION

Funeral Home:	Leavitt's Mortuary
Address:	836 36th Street, Ogden, Utah 84403
Funeral Director:	Mike Leavitt

MEDICAL CERTIFICATION

Certifying Physician: Brett Burtenshaw MD, Rocky Mountain Hospice, 523 Heritage Park Blvd #3, Layton, Utah 84041

CAUSE OF DEATH

Sepsis Secondary To Bowel Obstruction

Tobacco Use: Unknown if User

Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: June 30, 2023

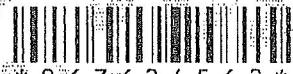
Date Issued: July 3, 2023

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



Linda S. Wininger
Linda S. Wininger, MSW, LCSW
State Registrar
Rev. 07/21



* 0 6 7 6 2 4 5 6 2 *

Brian Cowan
Brian Cowan, MPH, LEHS
Director/Health Officer
County Health Department



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE