

Prepared by:

(801)578-8888

14183225 B: 11460 P: 4848 Total Pages: 3  
12/07/2023 04:24 PM By: Mwestergard Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY  
1100 SUPERIOR AVENUE, SUITE 200 CLEVELAND, OH 44114

AFTER RECORDING RETURN TO:  
HARRY PAPPASIDERIS  
1040 CRESTVIEW CIRCLE  
SALT LAKE CITY, UTAH 84108

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## AFFIDAVIT OF SUCCESSOR TRUSTEE

Escrow No. **91718735LA (CR)**  
A.P.N.: **16-11-304-017-0000**

This Affidavit is given to evidence the death of MARIA PAPPASIDERIS, Trustee of THE HARRY PAPPASIDERIS TRUST AND THE MARIA N. PAPPASIDERIS TRUST, dated DECEMBER 13, 2000, and to establish HARRY PAPPASIDERIS, Successor Trustee of said Trust(s).

The undersigned hereby certifies that the MARIA PAPPASIDERIS listed as Trustee of THE HARRY PAPPASIDERIS TRUST, dated DECEMBER 13, 2000 and THE MARIA N. PAPPASIDERIS TRUST, dated DECEMBER 13, 2000 in that certain Special Warranty Deed recorded July 13, 2017 as Entry No. 12575056 in Book 10577, at Page 4474, records of the Recorder of SALT LAKE County, Utah is one and the same person as MARIA PAPPASIDERIS, listed decedent on the attached certified Certificate of Death.

And by virtue of that death certificate attached hereto and recorded as part hereof and said Declaration of Trust, I do hereby declare that the conditions for Successor Trustee appointment have been met and pursuant to said Declaration of Trust, that I the undersigned, am now authorized as Successor Trustee of said Trust to sell, convey and borrow against any assets of the Trust particularly the property located at 1040 S CRESTVIEW CIR, SALT LAKE CITY, UT 84108, and more particularly described as follows:

LOT 15, OAK HILLS SUBDIVISION, PLAT "T", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

DATED: November 30, 2023

**THE HARRY PAPPASIDERIS TRUST, dated DECEMBER 13, 2000**

Harry Pappasideris, Trustee  
**HARRY PAPPASIDERIS, TRUSTEE**

**THE MARIA N. PAPPASIDERIS TRUST, dated DECEMBER 13, 2000**

Harry Pappasideris, Trustee  
**HARRY PAPPASIDERIS, TRUSTEE**

## ALL-PURPOSE NOTARY CERTIFICATE

On 12/04/2023, before me, the undersigned Notary Public, personally

appeared Harry Poppleton's.

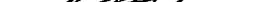
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s)

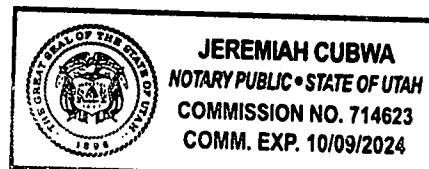
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their

authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf

of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature   
Notary Public



This area for official notarial seal.

**THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: (TYPE OF DOCUMENT)**

DATE OF DOCUMENT

BY AND BETWEEN

AND

CONSISTING OF \_\_\_\_\_ PAGES AND WAS EXECUTED IN CONJUNCTION WITH

FILE NO. 917187351A (CB)

Reproduced by First American Title Insurance 10/2000

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STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2022011932

Maria Pappasideris

DECEDENT INFORMATION

Date of Death:	July 6, 2022	Time of Death:	14:10
City of Death:	Salt	County of Death:	Salt Lake
Age:	75	Date of Birth:	February 22, 1947
Place of Birth:	Salt Lake City, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Harry Pappasideris	Usual Occupation:	Home maker
Industry/Business:	Own home	Education:	Bachelor's Degree
Residence:	Salt Lake City, Utah	Father's Name:	George Stephen Nicolatus
Mother's Name:	Viola Kerikas	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Legacy Village of Sugarhouse		

INFORMANT INFORMATION

Name:	Jonathan George Pappasideris	Relationship:	Son
Mailing Address:	1638 East Kensington Ave, Salt Lake City, Utah 84105		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Mount Olivet Cemetery, Salt Lake City, Utah
Date of Disposition:	July 12, 2022

FUNERAL HOME INFORMATION

Funeral Home:	Wasatch Lawn Mortuary
Address:	3401 South Highland Drive, Millcreek, Utah 84106
Funeral Director:	Daniel F Seron

MEDICAL CERTIFICATION

Certifying Physician: Richard E Allen MD, St Marks Hospital, 1250 East 3900 South Suite 260, Salt Lake City, Utah 84124

CAUSE OF DEATH

Alzheimer's Dementia

Tobacco Use: Non-user

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

Date Registered: July 13, 2022

Date Issued: July 19, 2022

14183225 B: 11460 P: 4850 Page 3 of 3

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. Wninger, MSW, LCSW  
State Registrar

REV. 07/21



\* 0 6 7 0 4 6 0 6 8 \*



Angela C. Dunn, MD, MPH  
Director/Health Officer  
County/District Health Department



SALT LAKE  
COUNTY  
HEALTH  
DEPARTMENT

RECORDING REQUESTED BY: )  
HAYMOND LAW )  
SEND TAX NOTICE TO: )  
HARRY PAPPASIDERIS, TRUSTEE )  
MARIA PAPPASIDERIS, TRUSTEE )  
1040 CRESTVIEW CIRCLE )  
SALT LAKE CITY, UT 84108-2007 )  
AFTER RECORDING RETURN TO: )  
HAYMOND LAW )  
PO BOX 711670 )  
SALT LAKE CITY, UTAH 84171 )

12575056  
07/13/2017 11:41 AM \$10.00  
Book - 10577 Pg - 4474  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
HAYMOND LAW  
P O BOX 711670  
SALT LAKE CITY UT 84171  
BY: CBA, DEPUTY - MA 1 P.

SPACE ABOVE FOR RECORDER'S USE

PARCEL ID NO. 16-11-304-017

## Special Warranty Deed

DOCUMENTARY TRANSFER TAX -0-

For no consideration, **HARRY PAPPASIDERIS** and **MARIA N. PAPPASIDERIS**, as trustees of THE **MARIA N. PAPPASIDERIS TRUST**, under agreement dated December 13, 2000, do hereby convey and warrant against all claiming by, through, or under them, all their interest in and to the following described real property in **Salt Lake** County, State of Utah to:

AS TO AN UNDIVIDED 50% INTEREST:

HARRY PAPPASIDERIS and MARIA PAPPASIDERIS, Trustees of the HARRY PAPPASIDERIS TRUST dated December 13, 2000, and all amendments and restatements thereto.

AS TO AN UNDIVIDED 50% INTEREST:

MARIA PAPPASIDERIS and HARRY PAPPASIDERIS, Trustees, or their successors in trust, under MARIA N. PAPPASIDERIS TRUST dated December 13, 2000 and all amendments and restatements thereto.

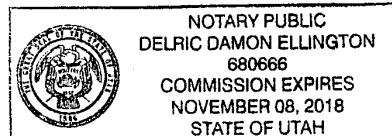
**All of Lot 15, Oak Hills Subdivision Plat T, according to the official plat thereof, filed in Book "74-03" of Plats at Page 33 of the official records of the Salt Lake County Recorder.**

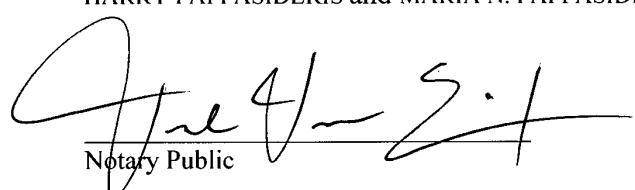
Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

Harry Pappasideris, TTE  
HARRY PAPPASIDERIS, Trustee

Maria N. Pappasideris TTE  
MARIA N. PAPPASIDERIS, Trustee

STATE OF UTAH )  
COUNTY OF SALT LAKE )



  
Notary Public