

Appendix A  
WARRANTY DEED

R. STANLEY BROWN and PATRICIA A. BROWN, husband and wife, (herein referred to as "Grantors"), whose address is 89 Kooi Rd., Ranchester, Wyoming 82839, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to JUSTIN W. MASSAR and KATHLEEN J. MASSAR, husband and wife, (herein referred to as "Grantee"), whose address is 73 Kooi Rd., Ranchester, Wyoming 82839, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Lot 9 and the South 25 feet of Lot 8 Block 1, Massey Subdivision of vacated tract in Sheridan Land Company's First Addition to the City of Sheridan, Sheridan County, Wyoming.

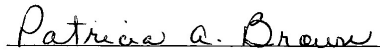
Together with all improvements situate thereupon and all appurtenances thereto appertaining or belonging.

Subject to all reservations, restrictions, right-of-way and covenants of record.

Grantors here by release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 17th day of September, 2010.

  
R. Stanley Brown

  
Patricia A. Brown

STATE OF WYOMING )

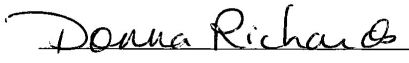
: ss.

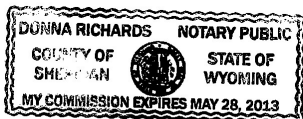
County of Sheridan )

The above and forgoing Warranty Deed was subscribed, sworn to and acknowledged before me this 17<sup>th</sup> day of September, 2010, by R. Stanley Brown and Patricia A. Brown.

WITNESS my hand and official seal.

My commission expires: 5-28-13

  
Notary Public





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FEES: \$18.00 PK AFFIDAVIT OF SURVIVORSHIP - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING     )  
                                  ) ss.  
COUNTY OF SHERIDAN    )

### AFFIDAVIT OF SURVIVORSHIP

Kathleen J. Massar, being of lawful age and having been first duly sworn according to law, on oath deposes and states that:

1. By Warranty Deed filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming, on September 17, 2025, as Document No. 2025-802154, the property described therein was conveyed to Justin W. Massar and Kathleen J. Massar, husband and wife, with rights of survivorship.
2. By Warranty Deed filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming, on September 17, 2025, as Document No. 2025-802155, the property described therein was conveyed to Justin W. Massar and Kathleen J. Massar, husband and wife, with rights of survivorship.

The properties conveyed by the Warranty Deeds listed above are more particularly described in said Warranty Deeds.

3. Justin W. Massar and Kathleen J. Massar owned said property as husband and wife with rights of survivorship pursuant to said listed Warranty Deeds.

4. Justin W. Massar, one of the Grantees in said listed Warranty Deeds, died in Sheridan, Wyoming, on May 4, 2025, and left surviving his wife as joint tenant, Kathleen J. Massar, who was named as the other Grantee in said listed Warranty Deeds.

5. That the death of said Justin W. Massar terminated his previous estate in the real property described in said listed Warranty Deeds, leaving Kathleen J. Massar as the sole surviving joint tenant and sole owner thereof.

6. That attached hereto and made a part hereof is a certified copy of the Certificate of Death of Justin W. Massar; and that Justin W. Massar named in said Certificate of Death was one and the same person as Justin W. Massar named in the said listed Warranty Deeds and Notice of Agreements described herein; and that Kathleen J. Massar, undersigned, is one and the same person as Kathleen J. Massar named in said listed Warranty Deeds and Notice of Agreements.

7. That this Affidavit is made pursuant to the provisions of WYO. STAT. § 2-9-102.

DATED this 29th day of September, 2025.

  
Kathleen J. Massar



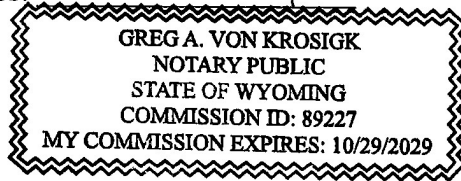
This instrument was acknowledged before me on the 29th day of September, 2025 by Kathleen J. Massar.

WITNESS my hand and official seal.

Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

10/29/29



**STATE OF UTAH**  
**CERTIFICATION OF VITAL RECORD**

**CERTIFICATE OF DEATH**

State File Number: 2025007986

**Justin Ward Massar**

**DECEDENT INFORMATION**

Date of Death:	May 4, 2025	Time of Death:	10:14
City of Death:	Murray	County of Death:	Salt Lake
Age:	50	Date of Birth:	January 2, 1975
Place of Birth:	Sheridan, Montana	Sex:	Male
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Kathleen Jo Brown	Usual Occupation:	Silversmith
Industry/Business:	Production and Manufacture	Education:	Associate Degree
Residence:	Ranchester, Wyoming	Father's Name:	Monte Massar
Mother's Name:	Lella Doreen Hinther	Facility Type:	Hospital Inpatient
Facility or Address:	Intermountain Medical Center		

**INFORMANT INFORMATION**

Name:	Kathleen Jo Massar	Relationship:	Spouse
Mailing Address:	73 Kool Rd, Ranchester, Wyoming 82839		

**DISPOSITION INFORMATION**

Method of Disposition: Cremation  
Place of Disposition: Larkin Sunset Lawn Crematory, Salt Lake City, Utah  
Date of Disposition: May 13, 2025

**FUNERAL HOME INFORMATION**

Funeral Home: Utah Simple Cremations  
Address: 4377 South State Street, Murray, Utah 84107  
Funeral Director: Brian L Raabe

**MEDICAL CERTIFICATION**

Certifying Physician: David S. Morris MD, Intermountain Medical Center, 5169 South Cottonwood Street, Murray, Utah 84107

**CAUSE OF DEATH**

Blunt multisystem trauma with hemorrhagic shock  
Due to (or as a consequence of): Tractor crash  
Tobacco Use: Did not Contribute  
Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Accident

**INJURY INFORMATION**

Date of Injury:	May 3, 2025	Time of Injury:	16:00
Injury at Work:	Unknown	Place of Injury:	Outdoor area
Location of Injury:	73 Kool Rd, Ranchester, Wyoming		
How Injury Occurred:	Pinned under tractor		
Motor Vehicle Accident:	Driver		

Date Registered: May 8, 2025  
Date Issued: May 21, 2025



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**NO. 2025-802410 AFFIDAVIT OF SURVIVORSHIP**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
GREG A VON KROSIGK PC PO BOX 602  
SHERIDAN WY 82801

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*Nicole Bissonette*  
Nicole Bissonette, MPH, MCHES  
State Registrar  
F04 12/24



UTAH DEPARTMENT OF HEALTH  
& HUMAN SERVICES  
Office of Vital Records & Statistics  
Salt Lake City, Utah