

When Recorded Return to:

Shanna Lee Balard

9635 N. 6530 W.  
Highland, UT  
84003

14396464 B: 11578 P: 2270 Total Pages: 4

06/11/2025 04:53 PM By: vanguyen Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: CENTRAL UTAH TITLE

140 NORTH MAINMANTI, UT 84642

Affidavit of Surviving Trustee

State of Utah )

§

County of Salt Lake )

**Shanna Lee Ballasrd**, being duly sworn, does hereby depose and say, under penalty of perjury, as follows:

1. I have personal knowledge of the facts contained in this Affidavit, I am over the age of 18 years, and duly qualified to make the statements contained in this Affidavit;
2. Phillip Keith Watts, Trustee of the Phillip Watts Revocable Trust dated April 27, 2016 is the owner of record of the following described property located in South Salt Lake City, Salt Lake County, Utah, by virtue of that certain Quit Claim Deed recorded July 13, 2016 as Entry No. 12319568, in Book 10451, at Page 9768, Salt Lake County Recorder's Office;

Parcel No. 16-19-328-008-0000

Lots 35 and 36, Block 5, Central Park, according to the official plat thereof, as recorded in the Office of the Salt Lake County Recorder.

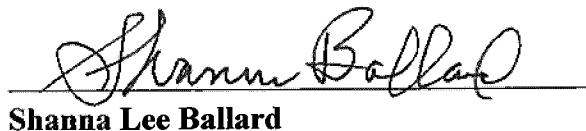
Together with ½ vacated alley on the South.

3. That Phillip Keith Watts, Trustee of the Phillip Watts Revocable Trust dated April 27, 2016 died on May 4, 2025; ;
4. That Phillip Keith Watts, Decedent in the attached Certificate of Death is one and the same person as Phillip Keith Watts, Trustee of the Phillip Watts Revocable Trust dated April 27, 2016;
5. According to the provisions of the Phillip Watts Revocable Trust dated April 27, 2016, upon the death of Phillip Keith Watts, Shanna Lee Ballard is the sole Trustee of the Phillip Watts Revocable Trust dated April 27, 2016;

6. Accordingly, Shanna Lee Ballard is the sole Trustee of the Phillip Watts Revocable Trust dated April 27, 2016.

Further Affiant saith not.

Dated this 11<sup>th</sup> day of June, 2025.



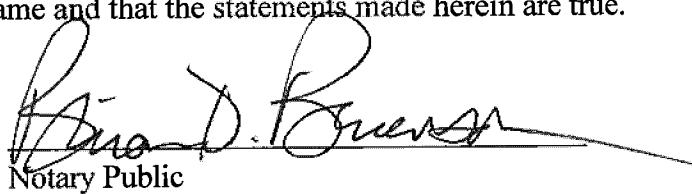
Shanna Lee Ballard

State of Utah )

§

County of Salt Lake )

On this 11<sup>th</sup> of June, 2025, before me, personally appeared **Shanna Lee Ballard**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same and that the statements made herein are true.



Notary Public



STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2025008163

Phillip Keith Watts

DECEDENT INFORMATION

Date of Death:	May 4, 2025	Time of Death:	21:43
City of Death:	Salt Lake City	County of Death:	Salt Lake
Age:	67	Date of Birth:	June 15, 1957
Place of Birth:	Bakersfield, California	Sex:	Male
Armed Services:	Yes	Marital Status:	Never Married
Spouse's Name:		Usual Occupation:	Electronic Repairman
Industry/Business:	Electronics	Education:	Associate Degree
Residence:	South Salt Lake City, Utah	Father's Name:	Paul Leon Watts
Mother's Name:	Loretta Nanaleen Clason	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Monument Health Group		

INFORMANT INFORMATION

Name:	Shanna Ballard	Relationship:	
Mailing Address:	9635 N 6530 W, Highland, Utah 84003		Sister

DISPOSITION INFORMATION

Method of Disposition:	Cremation
Place of Disposition:	McDouga's Taylorsville Group, Taylorsville, Utah
Date of Disposition:	May 15, 2025

FUNERAL HOME INFORMATION

Funeral Home:	Serenicare
Address:	2281 South West Temple, Salt Lake City, Utah 84115
Funeral Director:	Kristal Hyde

MEDICAL CERTIFICATION

Certifying Physician: Cherie Brunker MD, 8th Avenue & C Street, Salt Lake City, Utah 84143

CAUSE OF DEATH

Non-Small Cell Lung Cancer

Tobacco Use: Probably Contributed

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

Date Registered: May 13, 2025

Date Issued: May 13, 2025

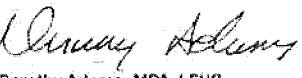
14396464 B: 11578 P: 2272

Page 3 of 4

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.

  
Nicole Bissonette  
Nicole Bissonette, MPH, MCES  
State Registrar  
Pm. 1224

  
0 6 8 2 5 4 1 3 3

Dorothy Adams, MPA, LEHS  
Director/Health Officer  
County/District Health Department  


  
SALT LAKE  
COUNTY  
HEALTH  
DEPARTMENT

**Office of Vital Records and Statistics**  
**Affidavit to amend a record**

Corrections to a vital record may be made by affidavit but an item on a birth record may be corrected by affidavit only once. A court order is required for gender or name changes after the age of one year. This form is not used with a court order. A court order is necessary to make any corrections to a Delayed Birth Certificate. This affidavit cannot be used to correct medical information. Many changes, including marital status, require more information; visit our website or contact our office. Please return any copies of the certificate with this completed affidavit and all supporting documentation. If corrected certificates are reissued within 90 days of issuance, the new certificate fee will be waived but affidavit fees may still apply. This affidavit may be mailed with the correct fees, proof of ID and application for a new certificate.

**Mailing address:** Office of Vital Records and Statistics PO Box 141012 Salt Lake City, UT 84114-1012

**Contact Information:** <https://VitalRecords.utah.gov> 801-538-6105 vrequest@utah.gov



online instructions

**Affidavit instructions:** Print or type. **Items 1-6:** Enter the facts as reported on the current vital record. **Item 7:** Enter the item number from items 1-6 that will be changed, if applicable. **Item 8a:** Enter the information as stated on the original record. **Item 8b:** Enter the correct information as it should be stated. **Item 9:** Enter the reason the change is necessary. **Item 10:** Enter the proofs used to support the change. The proofs must match the asserted fact(s) exactly. Proofs must be submitted with the affidavit. **Items 11-22:** Enter witness information.

**Witnesses for birth certificate:** If the person listed on the record is under 18 years of age, both parents of record must sign the affidavit. If only one parent is listed, the second witness must be an immediate family member of the listed parent. If the person listed on the record is 18 years of age or older, he/she must sign as one of the witnesses. The second witness must be their immediate family member.

**Witnesses for death certificate:** The informant and an immediate family member or two immediate family members must sign as a witness. If adding a spouse, the spouse must sign as a witness. If no immediate family, a person who is knowledgeable of the facts may sign.

Birth

Death

Stillbirth

State file number: \_\_\_\_\_

Information as reported on the record	1a. First name		1b. Middle name		1c. Last name	
	2. Sex	3. Date of event	4. Place of occurrence (City and County)			
Statement of amendments	7. Item no.	8a. Facts exactly as on original record			8b. Correct information	
Why the change is needed	9					
Documents used	10					
Oath of first witness	I hereby certify under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.					Subscribed to and Sworn to before me this _____ day of _____ 20____
	11a. Signature of witness (sign in front of notary)		11b. Printed name of witness			State _____ County _____
	12. Date signed		13. Age of witness	14. Telephone number	15. Relationship to 1a.	
	16. Address of witness					
Oath of second witness	I hereby certify under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.					Subscribed to and sworn to before me this _____ day of _____ 20____
	17a. Signature of witness (sign in front of a notary)		17b. Printed name of witness			State _____ County _____
	18. Date signed		19. Age of witness	20. Telephone number	21. Relationship to 1a.	
	22. Address of witness					