

Affidavit & Death Certificate Page 1 of 4  
Gary Christensen Washington County Recorder  
04/21/2025 12:50:36 PM Fee \$40.00 By WEALTH  
AND ESTATE LAW GROUP PLLC

**WHEN RECORDED PLEASE MAIL TO**  
WEALTH AND ESTATE LAW GROUP  
217 West Tabernacle Street  
St. George, UT 84770

**TAX NOTICE AND MAILING ADDRESS**  
WANDA R. ELIOPULOS, Trustee  
of the George J. Eliopulos Trust  
P.O. Box 489  
Black Hawk, CO 84022

WANDA R. ELIOPULOS, Trustee  
of the Wanda R. Eliopulos Trust  
P.O. Box 489  
Black Hawk, CO 84022

Parcel #SG-PDCN-4-252

---

**AFFIDAVIT OF SURVIVING TRUSTEE AND DEATH CERTIFICATE**

I, WANDA R. ELIOPULOS, being of legal age, individually, and in my respective fiduciary capacities, do hereby declare and affirm (this "Affidavit") that:

1. I was married to and had known GEORGE JAMES ELIOPULOS for a great number of years.
2. GEORGE JAMES ELIOPULOS, also commonly known as GEORGE J. ELIOPULOS (the "Decedent"), died on December 9, 2024.
3. The Decedent is the same person who is referenced in that certain Quitclaim Deed executed on August 30, 2021 by George J. Eliopulos and Wanda R. Eliopulos, as the Grantors in favor of George J. Eliopulos and Wanda R. Eliopulos, Trustees of the George J. Eliopulos Trust dated May 8, 2014, as to an undivided 50% interest and Wanda R. Eliopulos and George J. Eliopulos, Trustees of the Wanda R. Eliopulos Trust dated May 8, 2014, as to an undivided 50% interest, as the Grantees, that was recorded on September 3, 2021 as DOC ID 20210058614 the official records of the Washington County Recorder's Office, State of Utah.

Pursuant to the terms of the George J. Eliopulos Trust dated May 8, 2014 ("George's Trust"), upon the Death of George J. Eliopulos, George's Trust became irrevocable and Wanda R. Eliopulos became the sole surviving Trustee of George's Trust. George's Trust is in full force and effect and Wanda R. Eliopulos is the currently serving sole Trustee of George's Trust.

Pursuant to the terms of the Wanda R. Eliopulos Trust dated May 8, 2014 ("Wanda's Trust"), upon the Death of George J. Eliopulos, Wanda R. Eliopulos became the sole surviving Trustee of Wanda's Trust. Wanda's Trust is in full force and effect and Wanda R. Eliopulos is the currently serving sole Trustee of Wanda's Trust.

This Affidavit, together with the attached Certificate of Death is given to show that WANDA R. ELIOPULOS, in her respective fiduciary capacities as the sole Trustee of the George J. Eliopulos Trust dated May 8, 2014, as to an undivided 50% interest, and as the sole Trustee of the Wanda R. Eliopulos Trust dated May 8, 2014, as to an undivided 50% interest, is entitled ownership in and to the tract of land situated in the county of Washington, state of Utah, as more particularly described below:

**LEGAL DESCRIPTION:** All of Lot 252, PARADISE CANYON PHASE 4, according to the Official Plat thereof, on file and of record, in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

Property Address: 1739 N. Cedar Drive, St. George, UT 84770

*[Remainder of page left blank intentionally.]*

Dated: April 17<sup>th</sup>, 2025

Wanda R. Eliopoulos  
WANDA R. ELIOPULOS, individually

Wanda R. Eliopoulos  
WANDA R. ELIOPULOS, Trustee of the  
GEORGE J. ELIOPULOS TRUST  
dated May 8, 2014

Wanda R. Eliopoulos  
WANDA R. ELIOPULOS, Trustee of the  
WANDA R. ELIOPULOS TRUST  
dated May 8, 2014

**JURAT**

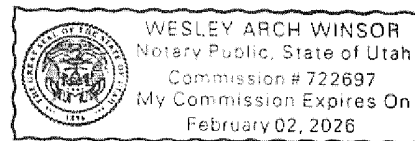
STATE OF UTAH                     )  
  ) §  
COUNTY OF WASHINGTON     )

Subscribed and sworn to (or affirmed) before me on this 17<sup>th</sup> day of April, 2025,  
by WANDA R. ELIOPULOS, individually, and in her respective fiduciary capacities as Trustee of  
the George J. Eliopoulos Trust dated May 8, 2014 and as Trustee of the Wanda R. Eliopoulos Trust  
dated May 8, 2014.

Witness my hand and official seal.

Wesley Arch Winsor

(seal)



STATE OF COLORADO  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

STATE FILE NUMBER 1052024042015

DECEDENT'S LEGAL NAME GEORGE JAMES ELIOPULOS				DATE OF DEATH DECEMBER 09, 2024			
SEX MALE	SOCIAL SECURITY [REDACTED]	AGE-Last Birthday (Years) 81	UNDER 1 YEAR Months Days Hours Minutes		UNDER 1 DAY DATE OF BIRTH (Mo/Day/Yr) JUNE 05, 1943		BIRTHPLACE (State or Foreign Country) COLORADO
IF DEATH OCCURRED IN HOSPITAL			IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL NURSING HOME-LONG TERM CARE FACILITY				
Facility Name (If not institution, give street & number) BOULDER CANYON SKILLED NURSING			CITY, TOWN OR LOCATION OF DEATH BOULDER			COUNTY OF DEATH BOULDER	
RESIDENCE - STREET AND NUMBER 1006 DAMASCUS ROAD				APT. NO. [REDACTED]		ZIP CODE 80422	INSIDE CITY LIMITS NO
RESIDENCE STATE COLORADO		COUNTY GILPIN			CITY OR TOWN BLACK HAWK		
DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) RESTAURANTEUR				KIND OF BUSINESS/INDUSTRY RESTAURANTS		DECEDENT'S EDUCATION SOME COLLEGE CREDIT, BUT NO DEGREE	
DECEDENT OF HISPANIC ORIGIN NOT SPANISH/HISPANIC/LATINO				DECEDENT'S RACE WHITE			
EVER IN US ARMED FORCES NO		MARITAL STATUS AT TIME OF DEATH MARRIED		SPOUSE/PARTNER NAME (If wife give name prior to first marriage) WANDA PEYTON			
FATHER'S NAME JAMES JOHN ELIOPULOS				MOTHER'S NAME PRIOR TO FIRST MARRIAGE MARIE CONDAS			
INFORMANT'S NAME WANDA ELIOPULOS				INFORMANT'S RELATIONSHIP TO DECEASED SPOUSE			
NAME OF FUNERAL HOME OLINGER CROWN HILL MORTUARY				CITY AND STATE OF FUNERAL HOME WHEAT RIDGE COLORADO			WAS CORONER NOTIFIED YES
METHOD OF DISPOSITION BURIAL-CEMETERY		PLACE OF DISPOSITION OLINGER CROWN HILL CEMETERY			LOCATION - CITY, COUNTY, STATE WHEAT RIDGE JEFFERSON COLORADO		
INJURY AT WORK		IF TRANSPORTATION RELATED, SPECIFY		DATE OF INJURY		TIME OF INJURY	
PLACE OF INJURY							
LOCATION OF INJURY (Street & Number, Apt. No., City or Town, County, State, Zip Code)							
DESCRIBE HOW INJURY OCCURRED							
WAS DECEDENT UNDER HOSPICE CARE YES		ACTUAL OR PRESUMED TIME OF DEATH 08:40 AM		DATE PRONOUNCED DEAD (MO/DAY/YR) DECEMBER 09, 2024		TIME PRONOUNCED DEAD 08:40 AM	
MANNER OF DEATH NATURAL		WAS AN AUTOPSY PERFORMED NO		WERE AUTOPSY FINDINGS CONSIDERED IN DETERMINING THE CAUSE OF DEATH?			
CAUSE OF DEATH							
PART I IMMEDIATE CAUSE (Final disease or condition resulting in death)  Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death)		Enter the chain of events - diseases, injuries, or complications that directly caused the death. a RESPIRATORY FAILURE b ADENOCARCINOMA OF LUNG c d					Approximate interval: Onset to death MONTHS  MONTHS
PART II Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I CHRONIC OBSTRUCTIVE PULMONARY DISEASE, EMPHYSEMA, CHRONIC HEART FAILURE							
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF PHYSICIAN MD JAMES R METZGER 5920 MCINTYRE STREET GOLDEN, COLORADO, 80403						DATE SIGNED DECEMBER 11, 2024	
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF CORONER						DATE SIGNED	
DATE FILED BY REGISTRAR DECEMBER 14, 2024							

DATE ISSUED DECEMBER 16, 2024

THIS IS A TRUE CERTIFICATION OF NAME AND FACTS AS RECORDED IN THIS OFFICE. Do not accept unless prepared on security paper with engraved border displaying the Colorado state seal and signature of the Registrar. PENALTY BY LAW, Section 25-2-118, Colorado Revised Statutes, 1982, if a person alters, uses, attempts to use or furnishes to another for deceptive use any vital statistics record. NOT VALID IF PHOTOCOPIED.

REV 01/19

A. Alex Quintana  
STATE REGISTRAR

