

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. Eliopoulos Trust
P.O. Box 489
Black Hawk, CO 84022

WANDA R. ELIOPULOS, Trustee
of the Wanda R. Eliopoulos 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. Eliopoulos and Wanda R. Eliopoulos, as the Grantors in favor of George J. Eliopoulos and Wanda R. Eliopoulos, Trustees of the George J. Eliopoulos Trust dated May 8, 2014, as to an undivided 50% interest and Wanda R. Eliopoulos and George J. Eliopoulos, Trustees of the Wanda R. Eliopoulos 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. Eliopoulos Trust dated May 8, 2014 ("George's Trust"), upon the Death of George J. Eliopoulos, George's Trust became irrevocable and Wanda R. Eliopoulos became the sole surviving Trustee of George's Trust. George's Trust is in full force and effect and Wanda R. Eliopoulos is the currently serving sole Trustee of George's Trust.

Pursuant to the terms of the Wanda R. Eliopoulos Trust dated May 8, 2014 ("Wanda's Trust"), upon the Death of George J. Eliopoulos, Wanda R. Eliopoulos became the sole surviving Trustee of Wanda's Trust. Wanda's Trust is in full force and effect and Wanda R. Eliopoulos 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. Eliopoulos Trust dated May 8, 2014, as to an undivided 50% interest, and as the sole Trustee of the Wanda R. Eliopoulos 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 17th, 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

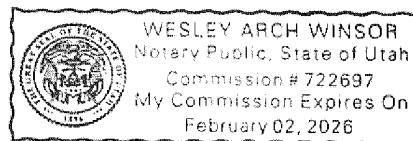
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

Subscribed and sworn to (or affirmed) before me on this 17th 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 Wimsatt

(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	UNDER 1 DAY Hours Minutes	DATE OF BIRTH (Mo/Day/Yr) JUNE 05, 1943
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 NURS NG			CITY, TOWN OR LOCATION OF DEATH BOULDER		COUNTY OF DEATH BOULDER
RESIDENCE - STREET AND NUMBER 1006 DAMASCUS ROAD			APT. NO. 83422	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, ZipCode)					
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					
<p>PART I</p> <p>Enter the chain of events -diseases, injuries, or complications- that directly caused the death.</p> <p>a) RESPIRATORY FAILURE</p> <p>b) ADENOCARCINOMA OF LUNG</p> <p>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)</p> <p>c) </p> <p>d) </p>					
<p>Approximate interval: Onset to death MONTHS</p> <p>MONTHS</p>					
<p>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</p>					
<p>TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF PHYSICIAN MD JAMES R METZGER 5920 MCINTYRE STREET GOLDEN, COLORADO, 80403 DATE SIGNED DECEMBER 11, 2024</p>					
<p>TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF CORONER DATE SIGNED</p>					
<p>DATE FILED BY REGISTRAR DECEMBER 14, 2024</p>					

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.

A. Alex Quintana
A. ALEX QUINTANA
STATE REGISTRAR

