

Affidavit & Death Certificate Page 1 of 3
Gary Christensen Washington County Recorder
06/20/2025 02:56:25 PM Fee \$40.00 By
PROVENLAW PLLC

Recorded at the Request of
PROVENLAW, PLLC
216 W. St. George Blvd., Ste. 200
St. George, UT 84770

Mail Tax Notice to:
John Anthony Massaro, Trustee
1385 West 625 North
St. George, Utah 84770,

Tax ID No. SG-GS-4-11

**AFFIDAVIT OF SURVIVING TRUSTEE
RE: DEATH OF TRUSTEE**

STATE OF UTAH)
 : ss.
County of Washington)

John Anthony Massaro, ("Affiant"), being duly sworn, states and represents that:

1. Affiant is the surviving Trustee of the John Anthony & Beth-Anne Revocable Living Trust, dated April 25, 2013 (hereinafter the "Trust").
2. The following described real property located in Washington County, State of Utah (the "Property"), is an asset of the Trust and is subject to the terms of the Trust by virtue of that certain Quit-Claim Deed, dated July 16, 2018, executed by John A. Massaro and Beth-Anne Massaro and recorded on July 16, 2018, as Entry No. 20180029154 of the official records of Washington County, State of Utah:

Lots 11 and 12. Block 4. GRAHAM SUBDIVISION, a Subdivision according to the Official Plat thereof, on file in the Office of the County Recorder of Washington County, State of Utah.
3. Affiant was a Co-Trustee with regard to the property with BETH-ANNE MASSARO, who is now deceased (the "Decedent").
4. A certified copy of the Certificate of Death of the Decedent is attached hereto and incorporated herein by reference.

5. Pursuant to the Trust, John Anthony Massaro is now the sole acting Trustee of the Trust and therefore the sole owner of the above-described property in his capacity as Trustee.


John Anthony Massaro

On the 20th day of June, 2025, personally appeared before me, John Anthony Massaro who being by me first duly sworn, acknowledged to me that he executed the Affidavit of Surviving Trustee, and that the statements contained therein are true.




Notary Public

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2018011746

Beth-Anne Massaro

DECEDENT INFORMATION

Date of Death:	August 12, 2018	Time of Death:	20:45
City of Death:	St George	County of Death:	Washington
Age:	63	Date of Birth:	February 26, 1955
Place of Birth:	Murray, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	John A Massaro	Usual Occupation:	Registered Nurse
Industry/Business:	Nursing	Education:	Associate Degree
Residence:	St George, Utah	Parent or Father:	Garth R Porter
Parent or Mother:	Beth Jordan	Facility Type:	Home
Facility or Address:	1385 West 625 North		

INFORMANT INFORMATION

Name:	John A Massaro	Relationship:	Spouse
Mailing Address:	1385 West 625 North, St George, Utah 84770		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Santa Clara City Cemetery, Santa Clara, Utah
Date of Disposition:	August 16, 2018

FUNERAL HOME INFORMATION

Funeral Home:	Metcalf Mortuary
Address:	288 West St George Blvd, St George, Utah 84770
Funeral Director:	Todd C Bonzo

MEDICAL CERTIFICATION

Medical Professional:	Michael A Codiga MD, 515 South 300 East, St George, Utah 84790
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CAUSE OF DEATH

Adenocarcinoma Lung
Tobacco Use: Non-user
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: August 20, 2018

Date Issued: August 20, 2018

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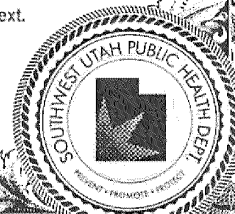


Richard J. Oborn
Richard J. Oborn, MPA
State Registrar
Rev. 1/16



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David W. Blodgett
David W. Blodgett, MD
Director/Health Officer



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE