

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 )  
County of Washington ) ss.

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

## 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

