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Michelle R Mancilla
11338 E. Milagro Avenue
Mesa, AZ 85209



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PINAL COUNTY RECORDER
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Escrow No: 53140191-053-KSG



CAPTION HEADING:

Affidavit for Transfer of Title of Real Property
Estate of Fausto Mancilla aka Fausto Mancilla, Jr.

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FILED
CHAD A. ROCHE
CLERK OF THE SUPERIOR COURT
BY _____ DEPUTY **TKS**

2014 OCT 31 PM 3:49

LAW OFFICES
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Randal L. Stowell, SBN 007513
Attorney for Affiant

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF PINAL

In the Matter of the Estate of:)
)
FAUSTO MANCILLA)
aka FAUSTO MANCILLA, JR.,)
)
Deceased.)

NO. 01400323

AFFIDAVIT FOR TRANSFER OF
TITLE OF REAL PROPERTY

pd 12/30/13

**CHAD A. ROCHE
REGISTRAR**

The undersigned, having been duly sworn upon oath, states as follows:

1. The decedent, Fausto Mancilla, died on January 16, 2013.
2. At the time of his death the decedent owned real property located in Pinal County, Arizona.
3. The legal description of the real property owned by the decedent in Pinal County, Arizona, which is the subject of this affidavit is described as follows:
See Exhibit A
4. At the time of his death the decedent had an ownership interest in the real property which is the subject of this affidavit.
5. The value of all real property in the decedent's estate located in the State of Arizona, less liens and encumbrances against real property, does not exceed \$100,000.00 as valued at the decedent's date of death.

BD

1 6. Six months have elapsed since the death of the decedent as shown by the certified copy of
2 the decedent's Death Certificate attached to this affidavit.

3 7. An application or petition for appointment of a personal representative is not pending and
4 a personal representative has not been appointed in any jurisdiction.

5 8. Funeral expenses, expenses of last illness and all unsecured debts of the decedent have
6 been paid.

7 9. Affiant, as Trustee of the Fausto Mancilla, Jr. and Michelle Renee Mancilla Trust Dated
8 5-31-02 is entitled to decedent's interest in the real property described in this affidavit by devise
9 under a valid Last Will of the decedent dated 5-31-02, the original of which is attached hereto.
10

11 10. No other person has a right to the interest of the decedent in the real property described
12 in this affidavit.

13 11. No federal or estate tax is due on the decedent's death.

14 12. The undersigned affirms that all statements contained herein are true and material and
15 further acknowledge that any false statements may subject her to penalties relating to perjury and
16 subordination.
17

18 13. This affidavit is made pursuant to A.R.S. § 14-3971(E) for the purpose of making claim
19 to the interest of the decedent in the real property described in this affidavit under said statute.
20

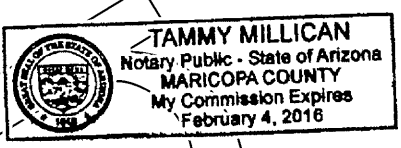
21 Dated this 29th day of October, 2014.

22 Michelle R. Mancilla
23 Michelle R. Mancilla
24 Trustee of the Fausto-Mancilla, Jr. and
25 Michelle Renee Mancilla Trust Dated 5-31-02
26

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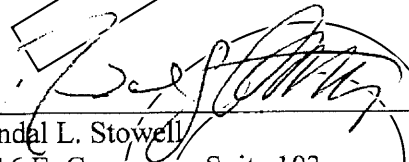
STATE OF ARIZONA)
) ss.
County of Maricopa)

Subscribed and sworn to before me this 29th day of October, 2014, by Michelle R. Mancilla,
Trustee of the Fausto Mancilla, Jr. and Michelle Renee Mancilla Trust dated 5-31-02.



Tammy Millican
Notary Public

FULLER & STOWELL, P.C.

By 
Randal L. Stowell
1116 E. Greenway, Suite 103
Mesa, Arizona 85203
Attorney for affiant

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S

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

LOT 2, PARCEL 27-B AT SUPERSTITION FOOTHILLS, ACCORDING TO CABINET C, SLIDE 167 AND IN CABINET D, SLIDE 14, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT 1/16 OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZER OF EVERY NAME AND DESCRIPTION; AND

EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

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**Last Will
of
FAUSTO MANCILLA JR.**

I, FAUSTO MANCILLA JR., of Higley, Maricopa County, Arizona, make this Will and revoke all of my prior wills and codicils.

Article One

My Family

I am married and my spouse's name is MICHELLE RENEE MANCILLA.

All references to "my spouse" in my Will are to her.

I have no living children.

Article Two

Distribution of My Property

Section 1. Pour-Over to My Living Trust

All of my property of whatever nature and kind, wherever situated, shall be distributed to my revocable living trust. The name of my trust is:

FAUSTO MANCILLA JR. and MICHELLE RENEE MANCILLA, Trustees, or their successors in trust, under the FAUSTO MANCILLA JR. AND MICHELLE RENEE MANCILLA TRUST, dated 5-31-02, and any amendments thereto.

Section 2. Alternate Disposition

If my revocable living trust is not in effect at my death for any reason whatsoever, then all of my property shall be disposed of under the terms of my revocable living trust as if it were in full force and effect on the date of my death.

Article Three

Powers of My Personal Representative

My personal representative shall have the power to perform all acts reasonably necessary to administer my estate, as well as any powers set forth in the statutes in the State of Arizona relating to the powers of fiduciaries.

Article Four

Payment of Expenses and Taxes and Tax Elections

Section 1. Cooperating with the Trustee of My Living Trust

I direct my personal representative to consult with the Trustee of my revocable living trust to determine whether any expense or tax shall be paid from my trust or from my probate estate.

Section 2. Tax Elections

My personal representative, in its sole and absolute discretion, may exercise any available elections with regard to any state or federal tax laws.

My personal representative, in its sole and absolute discretion, may elect to have all, none, or part of the property comprising my estate for federal estate

tax purposes qualify for the federal estate tax marital deduction as qualified terminable interest property under Section 2056(B)(7) of the Internal Revenue Code.

My personal representative shall not be liable to any person for decisions made in good faith under this Section.

Section 3. Apportionment

All expenses and claims and all estate, inheritance, and death taxes, excluding any generation-skipping transfer tax, resulting from my death and which are incurred as a result of property passing under the terms of my revocable living trust or through my probate estate shall be paid without apportionment and without reimbursement from any person. However, expenses and claims, and all estate, inheritance, and death taxes assessed with regard to property passing outside of my revocable living trust or outside of my probate estate, but included in my gross estate for federal estate tax purposes, shall be chargeable against the persons receiving such property.

Article Five

Appointment of My Personal Representative

I appoint MICHELLE RENEE MANCILLA to be my personal representative.

If MICHELLE RENEE MANCILLA cannot act, or is unwilling to act, I appoint, in the order named, the following successor personal representatives:

First, YOLANDA MANCILLA; then

Second, CHAD KNIPP

I direct that my personal representatives not be required to furnish bond, surety, or other security.

I have signed this Will on 5-31-02.

Fausto Mancilla Jr.
FAUSTO MANCILLA JR.

The foregoing Will was, on the day and year written above, published and declared by FAUSTO MANCILLA JR. in our presence to be his Will. We, in his presence and at his request, and in the presence of each other, have attested the same and have signed our names as attesting witnesses.

We declare that at the time of our attestation of this Will, FAUSTO MANCILLA JR. was, according to our best knowledge and belief, of sound mind and memory and under no undue duress or constraint.

Joseph Robert Sisk
WITNESS

Address:
1400 E. Southern Ave Ste: 320
Tempe, Az 85282

Joseph Robert Sisk
WITNESS

Address:
1400 E. Southern Ave. Ste. 320
Tempe, Az 85282

FAUSTO MANCILLA JR.

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) SS.

We, FAUSTO MANCILLA JR., JENNIFER MITCHELL-SWINK
and Dawnese Hustad, the Testator and the witnesses,
respectively, whose names are signed to the foregoing Will, having been sworn,
declared to the undersigned officer that the Testator, in the presence of
witnesses, signed the instrument as his last Will, that he signed, and that each
of the witnesses, in the presence of the Testator and in the presence of each
other, signed the Will as a witness.

Fausto Mancilla Jr.
FAUSTO MANCILLA JR.

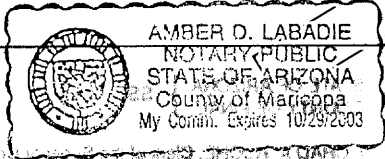
Jennifer Mitchell-Swink
WITNESS

Dawnese Hustad
WITNESS

Subscribed and sworn before me by FAUSTO MANCILLA JR., the Testator,
and by Jennifer Mitchell-Swink and Dawnese Hustad,
the witnesses, on 5-31-02.

Amber D. Labadie
Notary Public

My commission expires:



ARIZONA

STATE OF ARIZONA } SS
COUNTY OF PINAL }

I, CHAD A. ROCHE, Clerk of the Superior Court, State of Arizona, in and for the County of Pinal, do hereby certify that I have

compered the foregoing copy of APB 201400322
Applicant's Transfer of Real Property
and of the endorsement thereon, with the original records of the same
remaining in this office, and that the same are correct transcripts
therefrom, and the whole of said original records.

Witness my hand and seal of said Court affixed
This 5 day of January 2014

By Dawn Beauchamp Deputy Clerk
CHAD A. ROCHE, Clerk