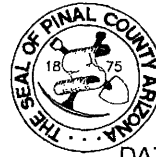


7R



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

When recorded mail to:

**Regina Wilson
727 W Orange Tree Pl
Tucson, AZ 85074**

DATE/TIME: 12/15/2017 1237
FEE: \$11.00
PAGES: 7
FEE NUMBER: 2017-091765



(The above space reserved for recording information)

**AMENDED AFFIDAVIT OF SUCCESSION TO
REAL PROPERTY**

DOCUMENT TITLE

**DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART
OF YOUR DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE
FEE NUMBER IN THE UPPER RIGHT CORNER IS THE PERMANENT
REFERENCE NUMBER OF THIS DOCUMENT IN THE PINAL COUNTY
RECORDER'S OFFICE.**

17 DEC 15 PM 12:07

BY AL
DEPUTY

1 Juan Pérez-Medrano, Esq.
2 **JUAN PÉREZ-MEDRANO, P.C.**
3 360 North Court Avenue
4 Tucson, Arizona 85701
5 (520) 628-4959
6 perez-medranojua@qwestoffice.net

7 PEC No. 44940 - Bar No. 007771
8 Attorney for Affiants

9
10 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
11 IN AND FOR THE COUNTY OF PINAL

12 In the Matter of the Estate of:)

Case No. PB2017 00234

13 EPIFANO GUERRERO, SR.,
14 (10/29/27)

**AMENDED AFFIDAVIT OF
SUCCESSION TO REAL PROPERTY
(Legal Description Correction)**

Deceased.

15 STATE OF ARIZONA)
16) ss.
17 County Of Pinal)

18 ELISIA GASTELUM, REGINA WILSON, EPIFANO PETE GUERRERO, JR., RICARDO
19 GUERRERO, MARIA CROCI, and REBECCA ESTER MALDONADO being first duly sworn,
20 upon our oaths, depose and say:

21 1. Lydia G. Guerrero, died on November 28, 2010, in the County of Pinal, State of
22 Arizona more than six months prior to the execution of this Affidavit, as evidenced by the certified
23 copy of decedent's death certificate attached hereto.

24 2. Epifano Guerrero, Sr. (Spouse of Lydia G. Guerrero) died on May 29, 2016, in the
25 County of Pinal, State of Arizona more than six months prior to the execution of this Affidavit, as
26 evidenced by the certified copy of decedent's death certificate attached hereto.

27 2. At the time of death, decedents were either: (check one only)

28 A. Domiciled in Pinal County, Arizona.

B. Was not domiciled in Arizona, but owned an interest in real property
located in Pima County, Arizona.

CONFORMED COPY FURNISHED

1 3. The value of all real property in the decedents' estate located in this State, less liens
2 and encumbrances against such real property as of the date of death, does not exceed One Hundred
3 Thousand Dollars (\$100,000.00) as determined by either: (check one only)

4 A. The full cash value of the property as shown on the assessment
5 rolls for the year in which the decedents died, or

6 B. The unpaid principal balance due as of the date of death of the
7 decedent, in the case of a debt secured by a lien on real property.

8 4. The legal description of the real property, and the interest of the decedents in such
9 property, is as follows:

10 **A portion of Lot 4, Section 31, Township 9 South, Range 16 East,**
11 **of the Gila and Salt River Base and Meridian, beginning at the**
12 **Southeast corner of Lot 4 and extending Westerly three-hundred**
13 **sixty-three (363') feet along the South borderline of Lot 4; thence**
14 **Notherly two-hundred sixty-four (264') feet parallel to the East**
15 **borderline of Lot 4; thence Westerly sixty-six (66') feet parallel**
16 **to the South borderline of Lot 4; thence Northerly one-hundred**
17 **sixty-five (165')-feet parallel to the East borderline of Lot 4;**
18 **thence Easterly two-hundred sixty-four (264') feet parallel to the**
19 **South borderline of Lot 4; thence Southerly one-hundred sixty-**
20 **five (165') feet parallel to the East borderline of Lot 4; thence**
21 **Easterly one-hundred sixty-five (165') feet parallel to the South**
22 **borderline of Lot 4; thence Southerly two-hundred sixty-four**
23 **(264') feet to the point of the beginning.**

18 **An easement is hereby granted to buyers, heirs, and assigns, for**
19 **the purpose of ingress and egress at their own risk over property**
20 **owned by the seller, heirs, and assigns, to wit: A stip of land 33**
21 **feet wide beginning at the point 165 feet West and of the East**
22 **borderline of Lots 3 and 4 extending South from the South**
23 **boundary line of the Mt. Lemmon Highway to a point 264 feet**
24 **North of the South borderline of Lot 4; Strip pf land widening to**
25 **109.43 feet beginning at a point 274 feet South of the North**
26 **Borderline of Lot 3, ending 132 feet South and slanting back to**
27 **33 feet at a point 990 feet South of the North borderline of Lot 3.**

23 **SUBJECT TO: Current taxes and other assessments, reservations in patents and all**
24 **easements, rights of way, encumbrances, liens, covenants, conditions, restrictions,**
25 **obligations, and liabilities as may appear of record.**

25 **The decedents were the sole owners of the aforementioned real property, and held**
26 **title to the real property as Joint Tenants With Right Of Survivorship.**

27 5. No Application or Petition For Appointment Of Personal Representative is pending
28 or has been granted in any jurisdiction.

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

3 7. No Federal or Arizona Estate Tax is due on decedent's estate.

4 8. The Affiants are entitled to the real property by reason of:

5 A. The allowance in lieu of homestead (A.R.S. § 14-2401) and
6 exempt property (A.R.S. § 14-2402).

7 B. By intestate succession as sole heir or heirs.

8 X C. By devise under a valid Last Will and Testament of the decedent,
9 Epifano Guerro, Sr., the original of which is attached to this affidavit
10 or has been probated in _____ County, State of
11 _____ Probate No. _____.

12 9. No person other than the Affiants have a right to the interest of decedent in described
13 real property.

14 10. The Affiants affirm that all statements in the Affidavit are true and material and
15 further acknowledge that any false statements may subject the person or persons to penalties relating
16 to perjury and subornation of perjury.

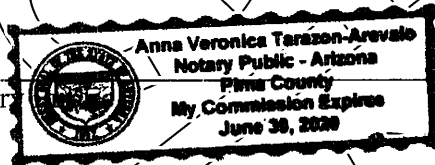
17 DATED this 22 day of November 2017.

18 Elisia Gastelum
19 ELISIA GASTELUM
Affiant/Devisee

20 SUBSCRIBED AND SWORN TO before me on the 30th day of November, 2017, by
21 Elisia Gastelum, known to me as such.

22 My Commission Expires: June 30, 2020

23 Notary



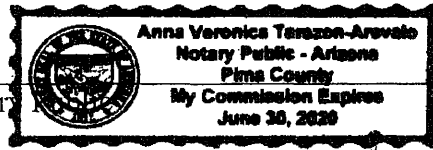
24 DATED this 22 day of November 2017.

25 Regina Wilson
REGINA WILSON
26 Affiant/Devisee
27
28

1 SUBSCRIBED AND SWORN TO before me on the 30th day of November, 2017, by
2 Regina Wilson, known to me as such.

3 My Commission Expires: June 30, 2020

Notary



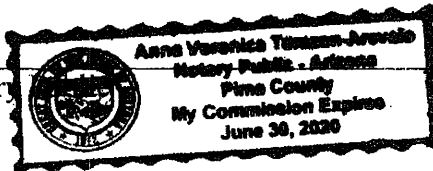
4
5 DATED this 30 day of November, 2017.

[Signature]
6 EPIFANO PETE GUERRERO, JR.
7 Affiant/Devisee

8 SUBSCRIBED AND SWORN TO before me on the 30th day of Nov., 2017, by
9 Epifano Pete Guerrero, Jr., known to me as such.

10 My Commission Expires: June 30, 2020

Notary



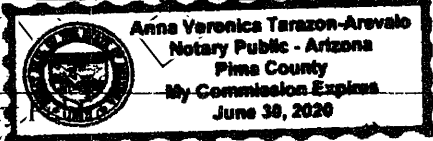
11
12 DATED this 23 day of Nov., 2017.

[Signature]
13 RICARDO GUERRERO
14 Affiant/Devisee

15 SUBSCRIBED AND SWORN TO before me on the 30th day of November, 2017, by
16 Ricardo Guerrero, known to me as such.

17 My Commission Expires: June 30, 2020

Notary



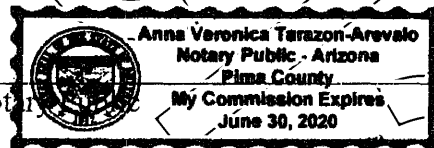
18
19 DATED this 23 day of Nov., 2017.

[Signature]
20 MARIA CROCI
21 Affiant/Devisee

22 SUBSCRIBED AND SWORN TO before me on the 30th day of November, 2017, by
23 Maria Croci, known to me as such.

24 My Commission Expires: June 30, 2020

Notary



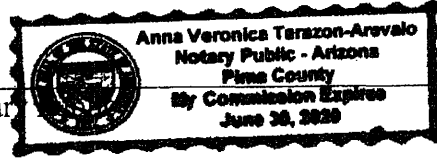
25 DATED this 25 day of Nov., 2017.

[Signature]
26 REBECCA ESTER MALDONADO
27 Affiant/Devisee

1 SUBSCRIBED AND SWORN TO before me on the 30th day of November, 2017, by
2 Rebecca Ester Maldonado, known to me as such.

3 My Commission Expires: June 30, 2020

Notary



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PROFFERS

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STATE OF ARIZONA } SS
COUNTY OF PINAL }

I, AMANDA STANFORD, Clerk of the Superior Court, State of Arizona, in and for the County of Pinal, do hereby certify that I have compared the foregoing copy of a PB 201700234 Amended Affidavit of Succession to Real Property and of the endorsement thereupon, 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 15th day of December, 2017

By [Signature] AMANDA STANFORD, Clerk
Deputy Clerk

