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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 07/28/2023 1257

FEE: \$30.00

PAGES: 10

FEE NUMBER: 2023-055637

AFTER RECORDING, MAIL TO:
Nicole Pavlik Law Firm
21436 N. 20th Avenue, Suite 201
Phoenix, AZ 85027

Space Reserved for Recording Information.

COVER PAGE FOR:

**AFFIDAVIT OF SUCCESSORS FOR TRANSFER
OF TITLE TO REAL PROPERTY**

[Large, stylized, diagonal watermark text: "OFFICIAL RECORDS OF PINAL COUNTY RECORDER"]

FILED
REBECCA PADILLA
CLERK OF SUPERIOR COURT

2023 JUL 12 PM 2:19

BY MP
DEPUTY

1 Nicole Pavlik (SBN 029362)
2 Nicole Pavlik Law Firm, PLC
3 21436 N. 20th Avenue Suite 201
4 Phoenix, Arizona 85027
5 Phone: 602-635-6176
6 Email: nicole@npvaliklaw.com
7 Counsel for Michael Delgado

8 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

9 IN AND FOR THE COUNTY OF PINAL

10 In the Matter of the Estate of
11 LILLY R. DELGADO,

Deceased.

No. PB 2 02300422

AFFIDAVIT OF SUCCESSORS FOR
TRANSFER OF TITLE TO REAL
PROPERTY UNDER A.R.S. § 14-
3971(E)

REBECCA PADILLA
REGISTRAR

By signing this Affidavit, I, the Affiant, swear or affirm under the penalty of perjury that its contents are true and correct.

1. Lilly R. Delgado died more than six months ago on January 17, 2021. *A certified copy of the death certificate is attached.*
2. I have an interest in the real property because I am the son of Decedent.
3. An application or petition for the appointment of a personal representative for the estate of Lilly R. Delgado is not pending and a personal representative has not been appointed for the estate of Lilly R. Delgado in any jurisdiction.
4. The value of all real property interests in the estate of Lilly R. Delgado located in Arizona, less liens and encumbrances, does not exceed one hundred thousand dollars (\$100,000) as valued at the date of death.

NICOLE PAVLIK LAW FIRM, PLC
11225 N. 28TH DRIVE A105
PHOENIX, ARIZONA 85028
602-635-6176

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5. At the time of death, Lilly R. Delgado was domiciled in Maricopa County, Arizona and owned the real property located at 504 W. Hill Street, Superior, Arizona 85173:

That part of Block eighteen (18) FIRST SOUTHSIDE ADDITION to the Town of Superior, (Book 3, Page 35, P.C.R.) described as follows: Commencing for a tie at the SE Corner of Lot Eleven (11), thence Westerly 37.54 along the South Line of Lot Eleven (11) to the point of beginning; thence North 6 degrees 03 minutes West, 96.49 feet to a point on the North line of Lot Eleven (11); thence Easterly 45.97 feet along the North line Lots (11) and Twelve (12) to a point 15 feet East of the NW corner of Lot Twelve (12); thence South 10 degrees 07 minutes East, 94.67 feet to a point on the South Line of Lot Twelve (12); thence Westerly 53.54 feet along the South line of Lot Twelve (12) to the point of beginning.

And also owned the real property located at 506 W. Hill Street, Superior, Arizona 85173:

The East 11 feet of Lot 9, all of Lots 10 and 11 and the West 15 feet of Lot 12, Block 18, First Southside Addition to the Town of Superior, Pinal County, State of Arizona, as recorded in Pinal County Recorder's office in Book 3, page 35; except as follows:

Commencing for a Tie at the Southeast corner of Lot 11; thence Westerly 37.54 feet along the South line of Lot 11 to the point of beginning; thence N. 60°03' W. 96.49' to a point on the North line of Lot 11; thence Easterly 45.97' along the North line of Lots 11 and 12 to a point 15' East of the Northwest corner of Lot 12; thence S. 10°07' E., 94.67 feet to a point on the South line of Lot 12, thence Westerly 52.54 feet along the South line of Lot 12 to the point of beginning.

6. Decedent had 100% interest in the real property.

7. Decedent died without a will and Lydia S. Palma and Margaret D. Franco who have an equal right to the described real property have assigned their entire interests in the estate to me. These assignments are proven by the signed documents attached hereto.

8. Funeral expenses, expenses of last illness, and all unsecured debts of Lilly R. Delgado have been paid.

9. No federal or Arizona estate tax is due on the estate of Lilly R. Delgado.

10. All statements in this affidavit are true and material and acknowledge that any false statement in the affidavit may subject us to penalties relating to perjury and subornation of perjury.

ASSIGNMENT OF INTEREST

I, **Lydia S. Palma**, state as follows:

1. That I am the daughter and heir of Lilly R. Delgado;
2. Lilly R. Delgado died on January 17, 2021, without a Last Will and Testament;
3. Lilly R. Delgado owned the following the real property located at **504 W. Hill Street, Superior, Arizona 85173:**

That part of Block eighteen (18) FIRST SOUTHSIDE ADDITION to the Town of Superior, (Book 3, Page 35, P.C.R.) described as follows: Commencing for a tie at the SE Corner of Lot Eleven (11) thence Westerly 37.54 along the South Line of Lot Eleven (11) to the point of beginning; thence North 6 degrees 03 minutes West, 96.49 feet to a point on the North line of Lot Eleven (11); thence Easterly 45.97 feet along the North line Lots (11) and Twelve (12) to a point 15 feet East of the NW corner of Lot Twelve (12); thence South 10 degrees 07 minutes East, 94.67 feet to a point on the South Line of Lot Twelve (12); thence Westerly 53.54 feet along the South line of Lot Twelve (12) to the point of beginning.

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4. As an heir of Lilly R. Delgado, I have an interest in such real property;
5. I desire not to inherit my interest in such real property from Lilly R. Delgado;
6. I hereby assign all my interest to the above real property to my brother Michael Delgado.
7. I make this Assignment of Interest free of undue influence, duress, and of my own accord.

NICOLE PAVLIK LAW FIRM, PLC
21436 N. 20TH AVENUE SUITE 201
PHOENIX, ARIZONA 85027
602-635-6176

ASSIGNMENT OF INTEREST

I, **Margaret D. Franco**, state as follows:

1. That I am the daughter and heir of Lilly R. Delgado;
2. Lilly R. Delgado died on January 17, 2021, without a Last Will and Testament;
3. Lilly R. Delgado owned the following the real property located at **504 W. Hill Street, Superior, Arizona 85173:**

That part of Block eighteen (18) FIRST SOUTHSIDE ADDITION to the Town of Superior, (Book 3, Page 35, P.C.R.) described as follows: Commencing for a tie at the SE Corner of Lot Eleven (11) thence Westerly 37.54 along the South Line of Lot Eleven (11) to the point of beginning; thence North 6 degrees 03 minutes West, 96.49 feet to a point on the North line of Lot Eleven (11); thence Easterly 45.97 feet along the North line Lots (11) and Twelve (12) to a point 15 feet East of the NW corner of Lot Twelve (12); thence South 10 degrees 07 minutes East, 94.67 feet to a point on the South Line of Lot Twelve (12); thence Westerly 53.54 feet along the South line of Lot Twelve (12) to the point of beginning.

And also owned the real property located at 506 W. Hill Street, Superior, Arizona 85173:

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4. As an heir of Lilly R. Delgado, I have an interest in such real property;
5. I desire not to inherit my interest in such real property from Lilly R. Delgado;
6. I hereby assign all my interest to the above real property to my brother Michael Delgado.
7. I make this Assignment of Interest free of undue influence, duress, and of my own accord.

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DATED: 6/27/2023

Margaret D. Franco
Margaret D. Franco

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

SUBSCRIBED AND SWORN TO before me this 27th day of June, 2023 by Margaret D. Franco.



[Signature]
Notary Public

THE COPIES OF THIS INSTRUMENT ARE FILED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, ON THIS 27th DAY OF JUNE, 2023, AT PHOENIX, ARIZONA.

UNOFFICIAL

STATE OF ARIZONA } SS
COUNTY OF PINAL

I, REBECCA PADILLA, 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 2023100422
affidavit of successors for transfer of title to real property
and of the endorsement thereupon, with the original records of the same under ARS 14-3971(E)

remaining in this office, and that the same correct transcripts
therefrom, and the whole of said original records.

Witness my hand and seal of said Court affixed

this 18th day of July, 2023

REBECCA PADILLA, Clerk

By [Signature] Deputy Clerk

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